

## **BADRAP Landlord Survey 2015-16: Results from Eleven Property Owners/Managers of Multi-Unit Buildings**

**Landlord #1.** Yes - Allows dogs on case by case basis. No breed restrictions. Uses several insurance companies. Tenant pays add'l security and rent. Negative experiences: "dog tore up carpet" Positive experiences: "none"

**Landlord #2.** Yes - Allows dogs, No breed restrictions, Tenant must sign pet addendum on lease outlining responsible ownership obligations. Dog must be spay/neutered. Must meet and approve dog in advance. No negatives experiences. "Many positives."

**Landlord #3.** (Multi-unit buildings in several states.) Yes - Allows dogs. No breed restrictions. Insurance 'varies' from state to state. Pacific Specialty is one. State Farm is another. Requires Tenant sign pet addendum on lease outlining responsible ownership obligations. Tenant must pay additional rent and/or security deposit. Negative experiences: "Some tenants don't clean up after their pets which can cause thousands of dollars of cleaning bills including regrouting tile or relaying otherwise serviceable carpet." Positive experiences: "Dog owners tend to be more stable so they have rented for longer periods, seemingly, on average."

**Landlord #4.** Sometimes allows dogs. No breed restrictions. Uses Farmers. Tenant must provide references for pets from former landlords, neighbors, etc. Tenant must sign pet addendum on lease outlining responsible ownership obligations. Tenant must pay additional rent and/or security deposit Dog must be spay/neutered Must meet and approve dog in advance. Negative experiences: "Dog not exercised enough." Positive experiences: "Meeting the dog." (Note from BADRAP – We're assuming this means the manager enjoys the dog.)

**Landlord #5.** (Several properties) Allows service dogs only. Uses State Farm, "Am always presented with their existence after lease is signed." Negative experiences: "Dog shit in back yard. Allergies by other tenants. Barking." Positive experiences: "Animals have all been quite polite to unknown humans." Would you consider allowing (non service) dogs? "NO, because tenants unreliable and irresponsible regarding animals or "roommates" - probably as direct result of lack of affordable housing availability."

**Landlord #6.** (Several properties in multi-states) Sometimes allows dogs - case by case, No breed restrictions. Uses State Farm. Tenant must pay additional rent and/or security deposit. Dog must be spay/neutered. Negative experiences: "We approved a tenant and after signing the lease they said they had service dogs. I am familiar with federal laws regarding service dogs and their "paperwork" was BS but our attorney said we wouldn't win and we were stuck. So while they have been good tenants their dogs bark a lot and thankfully they are moving out after 2 years. In SF the use of Service Dog, Assistance Dog, and Helper Dog is abused and giving a bad name to those who have legitimate issues."

**Landlord #7.** Sometimes allows dogs. No breed restrictions. Uses State Farm, Tenant must offer proof of renters insurance policy that covers pets. Tenant must provide references for pets from former landlords, neighbors, etc. Tenant must sign pet

addendum on lease outlining responsible ownership obligations. Tenant must pay additional rent and/or security deposit. Dog must be spay/neutered. Must meet and approve dog in advance. Other (please specify) Must be licensed.

Negative experiences: "Barking, peeing cats, minimal property damage." Positive experiences: "Units rent more quickly. We have a separate application for dogs to help screen. It asks about s/n status, if vaccinations are current (mainly to see if they take to the vet), license #, how long they've had, when it barks, how long it will be left alone, where it will be when alone, reference of previous landlord and vet. If it's new to them the contact info for the shelter, foster, rescue, or breeder. Lastly we ask for any other relevant info (training, CGC, etc.) Would be happy to share!!"

**Landlord #8.** (Multi-buildings in several cities) Yes - Allows dogs. No breed restrictions, Uses Farmers, Dog must be spay/neutered. Dogs must get along with other dogs on property. Other (please specify) "If they are rescue pets, I discount their rent for my own properties. Negative experiences: one tenants dog messed up the floor but it was fixable." Positive experiences: "responsible, grateful, compassionate, caring individuals who stay a long time."

**Landlord #9.** Yes - Allows dogs. No breed restrictions. Auto-Owners insurance (?), Requires: Tenant must sign pet addendum on lease outlining responsible ownership obligations. Tenant must pay additional rent and/or security deposit. Negative: "none" Positive: "none." Comments: "I am a multi-pitbull owner who volunteers at the animal shelter. I see the greatest dogs that are there just because their owner cannot find a place that will allow them. The vast majority of people in this situation are responsible owners."

**Landlord #10.** Yes - Allows dogs. No breed restrictions. Allstate Insurance. Negative: "People were very nice and paid their rent on time, however the condo was a mess after they moved and it had a very, very strong urine odor in the carpet. Thankfully our carpet cleaner guy was able to inject a special odor remover into the carpet padding to reduce the smell." Positive: "Most people are responsible, but unfortunately it only takes one person (like the last tenant) to make one reconsider allowing pets."

**Landlord #11.** No dogs allowed. State Farm. Negative experiences: "Peed on, moldy carpets, all the way through the pad. Chewed baseboards. Kittens galore. Fleas. Large dog poop in the yard." Positive experiences: "None." "Once you allow dogs on the property it's extremely difficult to enforce anything. The only option landlords really have is eviction, and we hate them more than tenants do. Unfortunately the bad dog owners have ruined it for responsible ones. Additionally bad landlords have ruined it for honest ones. In my experience the ones that leave you with a huge clean up also leave you without paying the additional fees. Collection companies only really work for the honest. Tenant and discriminations laws built to protect tenants from bad landlords make me a target if I try to screen for good pet owners, so my only option is to not allow pets."