



KEHILLAH HOUSING
cedar Sinai park

Pet Rules CSP Kehillah Housing

Assistive care animals are excluded from the Household Pet rules

1) Definition of Pet

- a. Kehillah Housing defines “pet” as a domesticated animal such as a dog, cat, bird, rodent (including a rabbit), fish or turtle. Reptiles are not considered a common household pet. If this definition conflicts with any applicable State or local laws or regulations defining the pets that may be owned or kept in dwelling accommodations, the State or local laws or regulations must be applied. Only one four-legged, warm-bodied pet is allowed in each dwelling unit. Two birds or turtles are allowed in lieu of a four-legged pet. Small aquariums holding fish are allowed.

2) Laws and Regulations

- a. Pet owners shall have pets inoculated in accordance with State and local laws.
- b. All pets shall be licensed in accordance with applicable State and local laws and regulations.
- c. All pets must be registered with Kehillah Housing management before the pet is brought onto the premises and owners must update the registration annually. The registration must include:
 - i. A certificate signed by a licensed veterinarian or State or local authority that the pet has received all inoculations required by State and local law,
 - ii. Information sufficient to identify the pet and to demonstrate that it is a common household pet;
 - iii. The name, address and telephone number of a person who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet.
- d. All dogs and cats must be spayed or neutered.

3) Sanitation

- a. Pet owners shall remove and dispose of all pet waste. The pet owner must remove the pet from the premises to permit the pet to exercise or deposit waste unless the manager has designated an area for such purpose. In the case of cats and other pets using litter boxes, the owner must empty/change the litter box at least once a week. Waste must be separated from the litter once each day. Failure to remove waste will allow management to impose a \$5.00 charge. Litter is to be disposed of in garbage receptacles in a separate contained bag.

4) Safety

- a. All dogs and cats must be effectively restrained and under control of a responsible individual while in the common areas of the building. Pets will not be chained or tied in any way to the exterior part of the building.
- b. No pets will be allowed in laundry rooms, common social rooms, common kitchens and eating areas. No pets are to be tied or chained to the exterior of the building.
- c. The pet owner will control the noise and odor caused by the pet at all times.

- d. Pet owners will maintain a standard of care that aims to protect the health and safety of present tenants, Kehillah Housing employees, and the public.
- e. A pet may not be left unattended in a dwelling unit for longer than 10 consecutive hours.
- f. Pets not owned by tenants shall not be allowed in the building without the prior approval of management. Visiting pets are subject to Kehillah Housing Pet Rules and Cedar Sinai Park Pet Guidelines.
- g. The tenant will notify management of any personal injury or property damage caused by the pet.

5) Management Approval of Pet

- a. A pet deposit of \$300 for dogs and cats shall be paid by the tenant. An initial payment may be made of \$50 and payments of \$10 per month until the amount of the full deposit is reached. The owner will refund any unused portion of the pet deposit after the tenant moves out of Kehillah Housing or no longer owns or keeps a dog or cat in the dwelling unit.
- b. Permission to keep pets shall be denied if the tenant fails to comply with all sections of these rules. Failure to comply will lead to a notice to remove the pet or face termination of tenancy.
- c. When the tenant is in violation of these rules, the owner shall notify the tenant of such violation in writing, stating the basis of the notice and that the tenant has 10 days from the date of the notice to correct the violation or make a written request for a meeting to discuss the violation and the tenant's failure to correct the violation. Failure to request a meeting or failure to appear at the requested meeting may result in initiation of procedures to terminate the tenant's tenancy. The requested meeting will occur within seven days of the date of the tenant's written request of such meeting.
- d. Management will provide the pet owner or prospective pet owner with written notice should management refuse to register a pet. The notice will include an explanation for the denial.
- e. Management may refuse to register a pet for the following reasons:
 - i. A pet is not a common household pet,
 - ii. Keeping a pet would violate an applicable pet rule,
 - iii. A pet owner fails to provide complete pet registration information or fails to update the pet registration annually,
 - iv. Management reasonably determines, based on the pet owner's habits and practices, that a pet owner will be unable to keep the pet in compliance with the pet rules or other lease obligations;
 - v. A pet's temperament may be considered as a factor in determining the prospective pet owner's ability to comply with the pet rules and other lease obligations.

Tenant Signature
Date

Owner Signature
Date