



**Regina  
Humane  
Society**

Dear Property Owner,

Each year at the Regina Humane Society, approximately 20% of pets are surrendered due to a lack of available pet-friendly housing. These numbers do not account for the thousands of pets, often cats, that are abandoned into the streets or left in the apartment by their previous owners who were unable to find more affordable pet friendly housing.

One major advantage to landlords offering pet-friendly housing is increased rental income. A 2003 study of 103 property owners and 120 tenants on the subject of Pet-Friendly Housing (FIREPAW, published in Anthrozoos) generated data that demonstrates a few key findings. People with pets will pay more for housing: units that limit the type or size of pets tend to be cheaper than those without restrictions by \$100. Tenants with pets also stay longer — an average of 46 months, compared to 18 months for people without pets. This saves landlords from having to spend time and money finding new, reliable tenants. Data from the FIREPAW study also indicates there is no difference in damage between tenants with and without pets.

Another direct benefit is increased security, as pet guardians are the eyes and ears of the neighborhood during late-night and early-morning dog walks. A dog often stays behind to protect the home when his or her guardian isn't there.

Pets also have proven physiological, psychological, and social benefits to humans. A review of the benefits produced by Paws SF in 2007 shows that dog ownership slows heart rates, decreases risk for cardiovascular disease, and decreases blood pressure. Studies also found increased dopamine and endorphins and decreased cortisol (a stress hormone) following time spent with a dog. Children who are introduced to pets at an early age have fewer allergies, asthma, and wheezing and less frequent illnesses. Subjects recovering from grieving who had pets reported lower medication use and less depression. Female pet-owners who have suffered physical abuse reported pets as an important source of emotional support.

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**MORE** than a Shelter

Box 3143 Highway #6 North & Armour Road Regina, SK S4P 3G7  
Phone: (306) 543-6363 • [www.reginahumanesociety.ca](http://www.reginahumanesociety.ca)

We recommend a pet policy to:

- Permit the same amount of pets as regulated by the municipality.
- Encourage pet guardians to spay or neuter their pets, as evidence has shown that this can reduce conflict and aggression.
- Mandate annual licensing with the municipality.
- Mandate permanent identification for cats and dogs.
- Require on leash in all common areas.
- Mandate all waste in common areas be immediately removed and the area cleaned.
- Ensure all damage is repaired by the tenant.
- Mandate vaccination and parasite control program appropriate to the type of pet.
- Ensure all noise issues are remediated by pet guardians providing their pets with regular exercise and the use of dog walkers or daycares for dogs who experience anxiety being left alone during the day.
- Mandate regular grooming and nail trimming to limit the sound of scratching on the floors.
- Ensure the information of a caregiver is available to the property owner should the guardian be away for an extended period of time.
- Prohibit exotic animals in line with Saskatchewan Captive Wildlife Regulations.

A sample pet policy is available at [www.reginahumanesociety.ca](http://www.reginahumanesociety.ca).

Animals in Regina and area shelters are relying on you to make the housing stock available so that they can have a long-lasting place to call home.

Please do not hesitate to contact us directly with any questions or concerns or to access our resources to make housing pets a positive experience for all involved. Thank you for doing your part to realize the positive benefits of pets and ensure their place in your community!

Kind regards,

A handwritten signature in black ink, appearing to read 'Lisa Koch', written in a cursive style.

Lisa Koch  
Executive Director,  
Regina Humane Society