



Rental Housing and Your Pet

Finding the right rental for you and your pet(s) can be a difficult process! We have compiled various resources to offer assistance in your search.

Housing options

Below is a list of websites to help you find rental housing that will meet the needs of both you and your pet(s). Keep in mind that pet policies will vary from property to property. Unfortunately, most policies have restrictions based on breed and/or weight so make sure to contact the property owner if have any questions.

<https://www.apartments.com/auburn-wa/pet-friendly/>

https://www.rent.com/washington/auburn/apartments_condos_houses_townhouses_pet-friendly

<https://www.apartmentfinder.com/Washington/Auburn-Apartments> - use the "Pets allowed" filter at the top of the home page

<https://www.apartmentguide.com/apartments/Washington/Auburn/> - use the "Pet friendly" checkbox under Community Features

<https://www.rentlingo.com/apartments/wa/auburn> - under "Pet Policy," select "Dogs", "Cats" or "Dogs & Cats"

<http://www.peoplewithpets.com/>

Download Seattle's DogSpot guide for a list of pet-friendly housing in your area here:

<https://www.seattledogspot.com/your-download-guide-to-dog-friendly-apartments/>

Another great resource is the **King County Housing Authority**. They have a great housing search engine (<https://www.kcha.org/housing/search/>) and they also offer options for low income and homeless individuals. On their website they have contact information for all of their employees if you would rather speak directly to someone or have any questions.

What if I own a commonly restricted breed?

If you own a dog that is commonly a restricted breed, you are not out of luck when it comes to housing! Many property owners are willing to allow breeds that would typically be restricted to live on the property if they have passed their Canine Good Citizen (CGC) evaluation. That being said, do check with the landlord/property owner first as this won't be the case for every property.

For more information about CGC: <https://www.akc.org/products-services/training-programs/canine-good-citizen/>

To find an evaluator near you: <https://webapps.akc.org/cgc-evaluator/#/>

Preparing a pet profile

Create a "resume" for each pet that includes all of the pet's basic information (ie. name, breed, age, weight, vaccination dates, and a current photo). You may also want to add their favorite activities, certifications and even a short adoption story. Check out this [sample pet resume](#) to spark ideas. Extras could include:

- A letter of reference from a current or most recent landlord.
- Written proof that the dog has completed a training class.
- A letter from the vet showing each pet is up-to-date on vaccines and is spayed or neutered.
- Proof of proper pet licensing for your city.
- If your pet provides an essential emotional assistance to a diagnosed mental disability such as depression, anxiety, PTSD, bipolar disorder, be sure to include that information.

Is my pet an emotional support animal? Can my pet become an emotional support animal?

For more information about what is required of an emotional support animal in housing:

[http://nwadacenter.org/sites/adanw/files/files/Service%20Animal%20Comparison%20Sheet\(3\).pdf](http://nwadacenter.org/sites/adanw/files/files/Service%20Animal%20Comparison%20Sheet(3).pdf)

**Tip: Even if a landlord advertises “no pets,” some will make exceptions, especially when they are pet lovers themselves. It is worth asking over the phone or in person with friendly conversation.*

After you find a potential rental

- Show an interest in cleanliness. Let the landlord or manager know that you share any concerns about cleanliness.
- Point out that your pet is housetrained or litter-box trained. Emphasize that you *always* clean up after your dog outdoors and that you *always* properly dispose of your pet’s waste.
- Offer your new landlord the opportunity to visit you after you’ve moved in so they can meet your pet and see how well you care for your rental unit.
- Try to take a few days off when you move into a new place to help your pet adjust. It’s new for your pet too, and sometimes even the quietest and calmest pets will get anxious in new surroundings. It often helps if you can be there to help your pet adjust to the new home.
- Be diligent about addressing any concerns your landlord may have. If an issue arises about your pet, make sure you understand what the problem is and take immediate steps to address it.

Facing eviction because of your pet? Make sure you know your rights!

Have you been a good pet renter and have not received any previous notice of your pet causing a disturbance or issue and are suddenly threatened with eviction if you do not remove your pet? Don’t panic. The law is your best friend. To start, the eviction process does not happen over-night. A landlord cannot have your pets removed or lock you out of your home without following a complex process that would allow you enough time to find a solution.

First, start with a calm conversation with your landlord and make sure they know you are here to solve any issues that may have come up. It is important to re-read your lease and to know your tenant rights before this conversation.

Educate yourself at:

- <https://tenantsunion.org/rights/group/eviction>
- <https://www.washingtonlawhelp.org/resource/your-rights-as-a-tenant-in-washington>
- <https://www.hud.gov/states/washington/renting/tenantrights>

Second, if you and your landlord do not come to a solution that would allow you to keep your pet, consult professional legal advice. There are resources for people who need reduced or free legal advice. Find resources here:

- <https://www.kcba.org/For-the-Public/Free-Legal-Assistance>
- <https://www.kcba.org/For-the-Public/Free-Legal-Assistance/Neighborhood-Legal-Clinics>

- <http://www.tacomaprobono.org/>

Lastly, does your pet help you cope with a mental or physical disability or help alleviate its symptoms? If yes, you still have rights to keep your pet, regardless of no-pet policies or restrictive pet policies. There is a lot of confusion among landlords and tenants regarding Emotional Support Pets, Assistance animals and Service animals. **PLEASE read this document** that can help you navigate this process and understand how to register your pet appropriately:

[http://tenantsunion.org/pdf/Assistance and Service Animals for Tenants Who are Persons with Disabilities.pdf](http://tenantsunion.org/pdf/Assistance_and_Service_Animals_for_Tenants_Who_are_Persons_with_Disabilities.pdf)

If none of these resources meet your needs and/or you need additional assistance, please reach out to programs@auburnvalleyhs.org explaining your situation.