

BACK TO CAMPUS

landlords evict students who take in unauthorized pets. Olson has been renting to students since the early 1970's and rarely allows tenants to have pets except for those he's known long enough to trust. Most exceptions are not college students.

"I've had several cases where I know [student] tenants have left cats," Olson said. "I love pets myself, but I just don't think college students and pets are a good mix. To me, it's an expense they don't need." If someone is adamant about having a pet, Olson will have the tenant fill out a form and charge additional rent

Greenhill estimates that 40,000 homeless animals are wandering the streets of Lane County, which makes finding a pet no more difficult than peeking into the bushes.

per month to cover the potential costs of pet damage. After numerous carpet replacements and flea exterminations, Olson believes that allowing pets usually isn't worth the extra work. Olson says that most landlords don't allow pets for the same reasons.

But for Realtors like Charlotte Brady, who has been renting campus-area properties to students since 1997, allowing pets hasn't been a major problem.

"I think that pets are a part of life," Brady said. "The problem is when you get people who are irresponsible." In her ads, Brady uses the phrase "pets considered," then meets the potential tenants' pets and charges them a \$150 flat fee per pet to cover any damages. So far, she's only

had one negative pet damage experience with her tenants and hasn't seen any abandoned animals on her properties. Brady believes that most landlords won't allow pets because of damage, but private landlords are more likely to negotiate and allow pets than property management companies.

Bijaya K. Shrestha has been a property manager for the Southtowne Apartments since October 1996. Shrestha chose to allow all kinds of pets, including large dogs, but says he's had no trouble allowing pets. In fact, he says, it's been an economically wise decision because

most landlords do not allow pets. While Shrestha's tenants are not predominantly students, he says his student tenants have overall been capable, responsible pet owners.

"I've had undergraduate students from California actually fit their entire schedule of their lives around dogs," Shrestha says. "

But students lead busy lives, which is why UO accounting pre-major Hui Xiong is still deciding whether or not to take in a friend's previously abandoned cat. Xiong's friends are partial to the cat, but their landlord does not allow pets.

"They asked me to take care of the cat, but I have not decided yet," Xiong said. "If you are a student you have lots to do, so you do not have much time to take care of cats." ■

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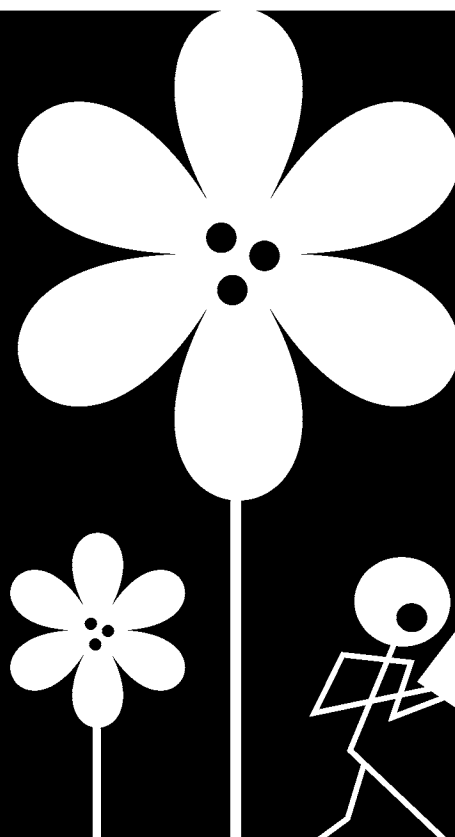
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