

Request for approval to keep a pet in rental property (Form 21)

Residential Tenancies and Rooming Accommodation Act 2008
(Section 184D)



Tenants must use this form to request approval from the property owner to keep a pet or animal in their rental property. Tenants should complete a separate form for each pet. Property owner's approval is not required to keep a working dog at the property.

For more information about your rights and responsibilities, please see the [Renting with pets fact sheet](#).

On this form, the term property owner refers to the lessor, property manager or manager/provider who has the authority to act on behalf of the property owner.

When submitting this request by post, the sender must allow time for the mail to arrive when calculating the date the property owner must respond by (item 6).

1 Address of the rental property

	Postcode	

2 Tenant/s seeking approval to keep a pet

1. Name			
Email		Phone	

2. Name			
Email		Phone	

3. Name			
Email		Phone	

3 Property owner/s receiving this request

1.	
2.	
3.	

4 Details of request

I am/We are seeking approval to keep the following pet at the rental property (as stated in item 1).

I/We understand that I am/we are responsible for any nuisance, noise and damages caused by keeping a pet, and any damages caused by the stated pet below are not considered fair wear and tear under the law and I am/we are responsible for rectifying any damages caused by the stated pet.

I/We understand that:

- I am/we are responsible for any nuisance, noise and damages caused by keeping a pet
- any damages caused by the stated pet below are not considered fair wear and tear under the law, and
- I am/we are responsible for rectifying any damages caused by the stated pet.

4.1 About the pet

Animal type – Breed/species

Pet name

Microchip number

Registration number

Sex

Fur colour and length

Weight, height and length

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4.2 Other information you would like to share about the suitability of the pet proposed to be kept in the rental property to assist the property owner to make an informed decision (optional)

- the pet's age, temperament, training
- whether the rental property is suitable for keeping this type of pet (i.e. size of property, outdoor areas, fencing requirements)
- whether the pet is permitted under the local council by-laws or any applicable body-corporate by-laws
- whether you intend to keep the pet inside and/or outside, or in an appropriate enclosure
- photo of pet (if applicable)
- photo of enclosure for pet (if applicable)

5 Date this pet request is sent

Day	Date	Method of sending request (e.g. email, post, in person)
<input type="text"/>	<input type="text"/>	<input type="text"/>

6 Date the property owner must respond by

<input type="text"/>	(must be within 14 days from date in item 5)
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7 Signature/s of the person/people issuing this request

Print name/s	Signature/s	Date
1. <input type="text"/>	<input type="text"/>	<input type="text"/>
2. <input type="text"/>	<input type="text"/>	<input type="text"/>
3. <input type="text"/>	<input type="text"/>	<input type="text"/>

Property owners must respond to this request in writing within 14 days. If no response is received by the date stated in item 6, this request is assumed to be approved.

Property owners can only refuse the request for a pet based on prescribed grounds as outlined under the legislation and can outline additional reasonable conditions for the approval. A [letter template](#) to help property owners structure their response to pet requests is available on the RTA website.



CONDITIONS FOR APPROVAL

These terms are in addition to the Standard Terms and only form part of this agreement provided they do not conflict with the Act or the Standard Terms and the parties have agreed to the Conditions for Approval.

IN ADDITION TO SPECIAL TERM 3 – PETS

- (2) Where the Lessor has given permission for a pet other than in response to a formal written request from the tenant in the approved form, the tenant agrees at all times to:
- (i) keep pets outside, unless otherwise stated in writing. This provision does not apply to working dogs.
 - (j) secure, restrain or remove (from the premises) any dogs kept at the premises during routine inspections and, where applicable, entry by a contractor to complete works.
 - (k) repair damage to the premises or inclusions caused by pets, including but not limited to:
 - (i) scratch, claw or chew damage;
 - (ii) urine contamination;
 - (iii) digging or impact damage.
- (6) The tenant will on vacating the premises:
- (a) arrange for the carpets to be professionally steam cleaned for relevant pets allowed inside the premises, or pets identified as being inside the premises without permission;
 - (b) arrange for the premises to be professionally fumigated (flea & tick) at the end of the tenancy;
 - (c) repair damage to the premises (including the grounds) arising or as a result of the tenant's pets (if any), to the same condition they were in at the start of tenancy;
- (7) **If urine contamination is identified** within the premises, the tenant must (on vacating the premises):
- (a) Carpeted Areas: remove contaminated carpet and underlay from the premises;
 - (b) arrange for the contaminated areas to be professionally decontaminated and cleaned using an enzyme cleaner;
 - (c) Where applicable, replace carpet and underlay with that of the same or similar quality as the carpet that was removed from the premises.
- (8) The tenant is responsible for full costs incurred to complete repairs or replacements arising or as a result of the tenant's pet, where there is no alternative but to carry out these repairs or replacements and does not provide any benefit or betterment to the premises – Example: carpet & underlay replacement.
- (9) Approval of the pet is subject to by-laws or park rules in managed communities.
- (10) The Tenant shall be liable for any damage, injury or trauma caused by the pet on the premises; whether they are the Tenant's pet or their guests pet and regardless of their approval status.
- (11) The Tenant accepts full responsibility of the pet and indemnifies the Lessor for any claims by or injuries to third parties or their Property caused by, or as result of actions by their pet or their guests' pet, and regardless of their approval status.

APPROVED PETS

PET 1

NAME	
TYPE	
BREED	

PET 2

NAME	
TYPE	
BREED	

PET 3

NAME	
TYPE	
BREED	

DECLARATION

By signing below, I declare that:

- (1) I have read, understand and agree to the conditions for approval to keep a pet at the premises
- (2) I acknowledge that any breach of the conditions of approval for a pet breaches the tenancy agreement

SIGNATURES

TENANT 1

TENANT 2

TENANT 3