

# RENTING WITH PETS

**A Tenant's Guide**



**A guide to help Pet Owners  
seeking Rental Accommodation**

**2002**

## INTRODUCTION

In Australia, more than two thirds of households own pets. We have amongst the highest incidence of pet ownership per household of any country in the world.

But finding pet friendly rental accommodation – be it a house, unit or apartment – is not always easy. The aim of this brochure is to assist you in the search.



Across the country, residential tenancy agreements either do not mention keeping pets or state that written consent is required from the landlord before pets are allowed in rental properties. The information and suggestions provided in this brochure are to help you obtain that written permission, so you can enjoy the companionship of your pet in rental accommodation.

Simply, when looking for a place that will accept tenants with pets, it is essential to remember the following points:

- responsible pet owners make responsible tenants;
- be prepared to put in some time and effort;
- find out what makes landlords say yes to pets; and
- be a great representative for all pet-owning tenants.

## HELPFUL HINTS FOR THE SEARCH

In the process of searching for pet friendly rental accommodation the following hints will be useful.

- Raise the subject of pets in person with the owner/manager if possible. Presenting information about yourself and your pet in a face-to-face meeting will have a better impact than if it is raised over the telephone.
- Prepare and have handy a complete résumé on your pet which includes all medical records, obedience school certificates and written references from past landlords, neighbours, obedience schools and veterinarians.
- Offer to sign a pet agreement to clearly define behaviour appropriate to the rental premises.
- Pets are not permitted to be kept in many Strata Title properties because of specific Body Corporate By-laws. Check the By-laws of the Body Corporate in your Strata Title development to identify any special conditions for pets.
- Encourage the owner/manager to meet your well-groomed, well-behaved pet to demonstrate it is responsibly cared for and obedient.





### **Your Pet's Details**

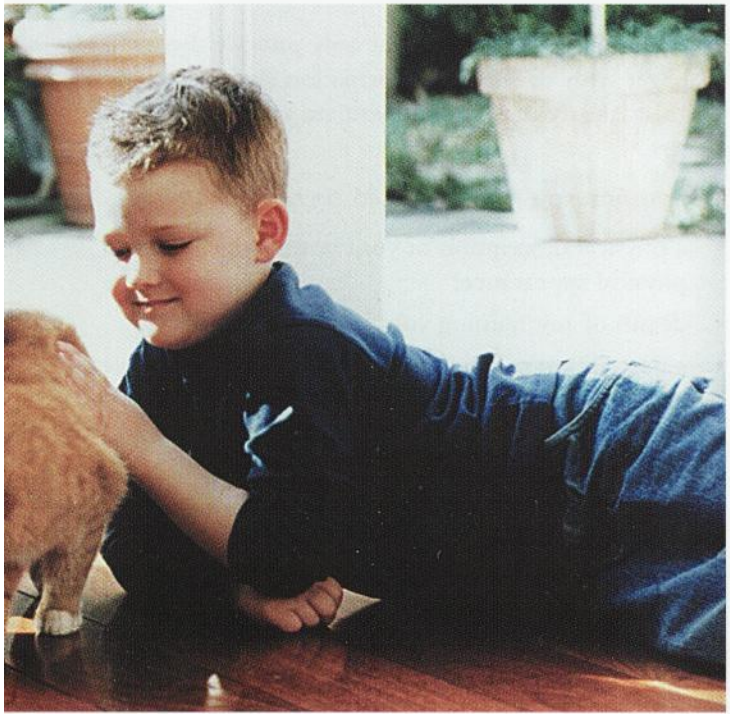
Create a résumé for you and your pet(s) (see next page) which includes documents as proof of spay/neuter surgery, current medical records including vaccinations and proof of regular veterinary visits and any obedience school documents.

### **References**

Include in the résumé written references from previous landlords, neighbours, obedience class instructors and veterinarians.

### **Pet Deposit**

In Western Australia you can offer to pay an additional 'pet deposit' of up to \$100 to cover any charges resulting from your pet's actions as a demonstration of your responsible approach to renting with pets. Most other Australian states do not permit the payment of pet specific deposits or bonds.



### **Pet Agreement**

Offer to jointly develop and sign a pet agreement with your landlord which covers all likely situations which may arise and actions to be taken in the event that problems or issues arise with your pet.

### **Meeting**

Offer to bring your pet to meet the property owner/manager to demonstrate it is well behaved and cared-for.

Further demonstrate you are a responsible pet owner by explaining that:

- you provide appropriate levels of exercise and attention to your pet at all times;
- you do not let your pet roam the streets;
- you make suitable arrangements to care for your pet if you are away on business or holidays;
- you always keep control of your dog in public places, and
- you hygienically clean up after your pet at all times.

## PET RÉSUMÉ GUIDE

A résumé on your pet will not only provide the owner/manager with all relevant information about your pet, it will also clearly demonstrate you are a responsible pet owner.

Information you include should cover:

- a physical description of your pet – name, age and physical appearance;
- details of any training your pet has received;
- a description of your exercise regime with your pet (if applicable) covering the number of times you exercise your pet, the usual location and the usual duration of each outing; and
- details on the health and grooming of your pet, covering issues such as neutering, vaccination record and how frequently you groom it.

In addition, mention anything about your pet's age, activity level or traits which help reinforce that it is a 'good tenant'.

When the above information is provided with references attached, you will be ensuring the owner/manager makes their decision with the benefit of a full description of your pet and its habits, and in the knowledge that you are a responsible pet owner.



# SAMPLE PET AGREEMENT

Below is a sample pet agreement upon which property owners/managers can base their own. As in the case of the other materials provided, it is designed to have a broad application but we acknowledge that specific alterations/additions may be required.

This pet agreement is an amendment to the leases between \_\_\_\_\_ and \_\_\_\_\_

**(Tenant)**

dated: \_\_\_\_\_

**(Landlord)**

It ensures that:

1. The tenant has read and signed the pet policy attached to this agreement; and
2. That the tenant agrees to abide by the pet policy and that the landlord agrees to permit the tenant to keep the pet(s) described in this agreement in accordance with the pet policy.

Type of Pet	Name	Age	Description

3. The tenant shall be liable for any damage or injury whatsoever caused by the pet(s) and shall pay the landlord or the designated agents immediately for any costs incurred as a result of damage or injury caused.
4. The tenant accepts full responsibility and indemnifies the landlord for any claims by or injuries to third parties or their property caused by or as a result of actions by their pet(s).
5. The tenant provides the following information and promptly notifies the landlord/managing agent of any change.

## Emergency caretaker of pet(s)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Postcode: \_\_\_\_\_

## Veterinarian

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Postcode: \_\_\_\_\_

This brochure was prepared by the Australian Companion Animal Council (ACAC). The overall objective of ACAC is to provide a forum for the pet care industry to promote the benefits of socially responsible companion animal ownership to individuals, the wider community and all levels of Government through education, advocacy, research and international affiliations.

## Membership

ACAC is a non-profit organisation. Its Board is made up of representatives from pet care industry organisations which support the above objectives. Current members are:

- Australian Veterinary Association
- Australian Small Animal Veterinary Association
- Pet Food Industry Association of Australia
- Pet Industry Joint Advisory Council of Australia
- Petcare Information and Advisory Service
- Veterinary Manufacturers & Distributors Association
- Delta Society Australia
- Veterinary Nurses Council of Australia (Inc.)
- Avcare
- Australian National Kennel Council



For additional copies of this brochure please write to:

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