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**From:** Residential Tenancies Regulation 2010  
**Subject:** FW: Pets for Renters!!

**From:** Lotty Bellamy  
**Sent:** Monday, 29 July 2019 6:32 PM  
**To:** Residential Tenancies Regulation 2010 <rtreg@finance.nsw.gov.au>  
**Subject:** Pets for Renters!!

I am a 40 year old single woman. I have a 14.5 year old dog. I initially fostered him from a pound - there had been a number of break ins in my street when occupants were home so I was quite scared. Because I was renting and wasn't sure if the place I inevitably moved to would allow a dog I didn't adopt. But I fell in love with him and couldn't resist. 13 years later he is still my loyal companion.

But things have not always been straight forward. I've often had to pay higher rents to secure a property that will allow a dog. The particular irony of renting with a dog is that expensive, large, luxe, family homes for wealthy people tend to pet friendly whereas smaller places that are affordable and suitable for one rarely are.

My dog has been very important to my mental health. Sadly I sometimes had to ask my Mum to take him for months on end until I could find a dog friendly rental.

The worst thing my dog has ever done at a propriety is... nothing! He's completely easy going. Doesn't even bark (and I've checked with me neighbours!).

The rule allowing people to disallow dogs (and pets generally) is discriminatory and unhealthy.

Please take a huge leap forward for our society and let renters have their animals.

Thanks for your attention to this matter,

Lotty

I support a positive approach to pets in rented homes that places responsibility for the decision to keep pets with tenants, gives access to the health and wellbeing benefits of pet ownership to tenants and reduces the number of animals abandoned each year. The Residential Tenancies Regulation should prohibit blanket 'no pets' terms from tenancy agreements except where another law prevents the keeping of pets (for instance a strata by-law) and additional terms in the standard form agreement should encourage responsible pet ownership.

### **1. A prohibition on 'no pets' clauses**

Too many landlords issue blanket 'no pets' clauses in their tenancy contracts. These blanket terms are unfair and contribute to abandonment and loss of pets. The Residential Tenancies Regulation has the ability to restrict the kinds of additional terms from being placed into an agreement. Blanket 'no pets' clauses should be made a prohibited term unless pets are restricted by another law.

### **2. An additional term on the standard form agreement which lays out a responsible pet ownership model**

Currently the standard form agreement starts with a negative default additional term against pets. This is not required by the Act and is not in keeping with modern community standards. I support a default additional term which encourages responsible pet ownership and makes clear to both tenants and landlords the responsibilities tenants have around keeping pets. This will avoid the majority of property care issue and nuisance to neighbours.