
From: Residential Tenancies Regulation 2010
Subject: FW: My support for pets in rented premises

From: S Fradd
Sent: Monday, 29 July 2019 8:00 PM
To: Residential Tenancies Regulation 2010 <rtreg@finance.nsw.gov.au>
Subject: My support for pets in rented premises

Dear Madam/Sir,

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.

I have been a pet owner and renter for many years. I have always told my landlords that I have a pet and have always looked after my rental properties. But I have had to move twice because my landlord sold my rental property. Each time I have moved as a renter with a pet it has been difficult to find properties that will allow pets. I have had less properties to choose from and have had to pay more rent simply to have a property where I could have my pets.

Sincerely

Samantha Fradd