
From: Residential Tenancies Regulation 2010
Subject: FW: Changes to the Residential Tenancies Regulation

From: Tracey Leupen
Sent: Monday, 29 July 2019 6:34 PM
To: Residential Tenancies Regulation 2010 <rtreg@finance.nsw.gov.au>
Subject: Changes to the Residential Tenancies Regulation

I have rented with pets for over 20 years. The stress involved, even when my pets were allowed in the properties I rented ultimately contributed to a nervous breakdown, resulting in hospitalisation. It is appalling that landlords can still create unsettling living environments for pet owners, if not ban pets altogether. My pets are well behaved and I kept the properties I rented clean and maintained better than when I initially moved in, however the landlords always criticised my pets presence despite them being on the lease.

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.

Kind regards

Tracey Leupen

Sent from my iPad