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**From:** Residential Tenancies Regulation 2010  
**Subject:** FW: Supporting change in rental laws

**From:** Billy Kalaf  
**Sent:** Monday, 29 July 2019 9:50 PM  
**To:** Residential Tenancies Regulation 2010 <rtreg@finance.nsw.gov.au>  
**Subject:** Supporting change in rental laws

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.