
From: Residential Tenancies Regulation 2010
Subject: FW: Regarding pets and rented homes in NSW

From: elana bowmar
Sent: Monday, 29 July 2019 4:36 PM
To: Residential Tenancies Regulation 2010 <rtreg@finance.nsw.gov.au>
Subject: Regarding pets and rented homes in NSW

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.

Please note that in regards to strata laws, I have asked and found out that is often home owners, who seem to be older and seem to not want/dislike pets.

This is often difficult for tenants or people wanting to buy homes in a strata. Hopefully they will be allowed once landlords are informed: <https://www.theleader.com.au/story/4657443/the-facts-about-nsw-pet-by-laws-in-strata-schemes/>

As a whole we would like to encourage responsible pet ownership and promote animal welfare. There are far too many pets sent to shelters and pounds, and we hope that you can look into the laws regarding pets in rented homes, as well as pets (circumstances, whether in homes, or stratas as well as renting) in NSW as a whole.

Kind regards

Elana

Elana B