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**From:** Residential Tenancies Regulation 2010  
**Subject:** FW: The Residential Tenancies Regulation - PETS!!!

**From:** Tracey Okeby Lucan  
**Sent:** Monday, 29 July 2019 5:34 PM  
**To:** Residential Tenancies Regulation 2010 <rtreg@finance.nsw.gov.au>  
**Subject:** The Residential Tenancies Regulation - PETS!!!

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 and additional terms in the standard form agreement should encourage responsible pet ownership.

We have been living in our current rental for 5 years. It's floors are all wood. There are not built in cupboards or items from the landlord in the property and the backyard is fully fenced. Yet still they will not allow us to have a pet. Three members of my house suffer from mental disorders that would be improved by having a pet and this clause in our rental agreement is the only reason we do not have one. With more people renting than ever before how can we say that their joy and family is less important than the owners wishes if the property is still maintained to standard?

### **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 know several friends have had to place their pets with parents or friends or give up them when they have been unable to secure one of the few rentals that allow pets. The market is already brutal, please consider this change to making it more friendly.

Kind regards,  
**Tracey Okeby Lucan**