
From: Residential Tenancies Regulation 2010
Subject: FW: Changes to Pet Tenancy Laws

From: Jennifer Cross
Sent: Tuesday, 30 July 2019 12:38 PM
To: Residential Tenancies Regulation 2010 <rtreg@finance.nsw.gov.au>
Subject: Changes to Pet Tenancy Laws

Subject: Residential Tenancies Regulation consultation

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.

I support the proposal for:

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.

As a current tenant of some 7 years living in Sydney for business reasons, I have always had proactive and supportive owners who have encouraged my pet ownership and provided suitable accommodation to allow them enrichment and relaxation. I run my own highly recommended private petsitting business with clients who both rent and own, so have much experience with this issue and know how important it is to have company in the home when you are on your own or otherwise unwell without family. Please consider allowing everyone to have the same unfettered access to having their pets with them no matter their property status.

<https://www.pawshake.com.au/petsitters/annandale-nsw-2038/looking-after-your-kitties-23321>

Fondly,

Jennifer Cross

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