



RUFUS & COCO
Well Bred Petcare

YOUR RIGHTS AS A PET OWNER



- **Each state and territory** has legislation that sets out the legal rights and responsibilities of landlords and tenants.
- **Many of these laws don't say anything about keeping pets.**
- Often the **lease agreement** contains the terms that allow or prohibit keeping pets.
- ALL STATES currently require **permission from your landlord.**
- If you are renting in a unit or townhouse, **the body corporate or strata** will also have by-laws about keeping pets, so you will need their permission too.
- If you own your unit or townhouse, you need to seek permission from your body corporate.
- **Certified assistance dogs can't be refused.**



- 25% of Australians live in strata managed housing
- 30% of Australians rent
- 62% of Australians own a pet

Rights as tenants

ACT NSW NT QLD SA TAS VIC WA

Is a pet deposit / bond permitted under a lease?	✗	✗	✗	✗	✗	✗	✗	✓
Can pets be banned?	✓	✓	✓	✓	✓	✓	✓	✓
Does a tenant have the right to appeal a ban on keeping a pet?	✓	✓	✓	✓	✓	✓	✓	✓

Rights as strata dwelling owners

ACT NSW NT QLD SA TAS VIC WA

Does the strata management have the right to regulate your keeping of a pet?	✓	✓	✓	✓	✓	✓	✓	✓
Does the strata management allow you to keep a pet by default?	✗	✗	✗	✗	✗	✗	✓	✗
Do you have the right to appeal any ban on keeping a pet on	✓	✓	✓	✓	✓	✓	✓	✓

Up to \$260

How can I convince my landlord to accept my pet?

Create a 'pet resume' outlining your pet's history, training, health, lifestyle and references from any properties you have occupied previously with a pet. This will give your landlord a clear idea on what to expect by allowing your pet. See our guide on creating on a pet resume.

Strata – how is the decision made?

- An owner can't unreasonably withhold their consent, however it may be reasonable to have conditions on the type of pet.
- Strata laws protect the rights of owners, who have the right to quiet enjoyment of their property. Your pet must not interfere with that.
- When considering an application, the body corporate or strata may impose reasonable conditions to reduce the risk of nuisance or interference on the peaceful enjoyment of other residents.
- These may relate to the type of pet (breed or size), how the pet is brought in/out of the property, cleaning and disposal of waste or mess and regular flea treatment.
- Members of the strata group may object if they suffer from severe allergies or phobias to certain pets.

What happens if the landlord or strata say no?

- Every state has tribunal processes if you believe the decision is unjust. Note that discrimination based on breed or size is not evidence-based.
- You need to submit an application and represent yourself at a mediation session.
- If that session does not reach a conclusion, you can apply for a hearing.

Victoria: <https://www.consumer.vic.gov.au>

QLD: <http://www.qcat.qld.gov.au/>

NSW: <http://www.fairtrading.nsw.gov.au>

SA: <https://www.sa.gov.au>

WA: <https://www.commerce.wa.gov.au>

NT: <http://www.consumeraffairs.nt.gov.au>

ACT: <https://www.tenantsact.org.au>

What happens if I have a pet, and then my landlord or strata change their mind?

You have the right to submit a formal complaint via the tribunal process in your state.

Your responsibilities as a pet owning tenant

- To not interfere with the reasonable peace or comfort of your neighbours.
- To keep the premises clean.
- To leave the premises at the end of your tenancy in the same condition as the start, excluding fair wear and tear.
- Fumigation and carpet cleaning may be required.