Request for approval to keep a pet in rental property (Form 21)

Residential Tenancies and Rooming Accommodation Act 2008
(Section 184D and 256D)

residential tenancies authority

Tenants must use this form to request approval from the property owner to keep a pet or animal in their rental property. Tenants should complete a separate form for each pet. Property owner's approval is not required to keep a working dog at the property.

For more information about your rights and responsibilities, please see the Renting with pets fact sheet.

On this form, the term property owner refers to the lessor, property manager or manager/provider who has the authority to act on behalf of the property owner.

When submitting this request by post, the sender must allow time for the mail to arrive when calculating the date the property owner must respond by (item 6).

1 Address of the rental property

	Postcode	

2 Tenant/s seeking approval to keep a pet

1. Name			
Email		Phone	
2. Name			
Email		Phone	
3. Name			
Email		Phone	

3 Property owner/s receiving this request

1.	
2.	
3.	

4 Details of request

I am/We are seeking approval to keep the following pet at the rental property (as stated in item 1).

I/We understand that:

- I am/we are responsible for any nuisance, noise and damages caused by keeping a pet
- any damages caused by the stated pet below are not considered fair wear and tear under the law, and
- I am/we are responsible for rectifying any damages caused by the stated pet.

4.1 About the pet

Animal type - Breed/species	
Pet name	
Microchip number	
Registration number	
Sex	
Fur colour and length	
Weight, height and length	

4.2 Other information you would like to share about the suitability of the pet proposed to be kept in the rental property to help the property owner to make an informed decision (optional)

- the pet's age, temperament, training
- whether the rental property is suitable for keeping this type of pet (i.e. size of property, outdoor areas, fencing requirements)
- whether the pet is permitted under the local council by-laws or any applicable body-corporate by-laws
- whether you intend to keep the pet inside and/or outside, or in an appropriate enclosure
- photo of pet (if applicable)
- photo of enclosure for pet (if applicable)

5 Date this pet request is sent

Day	Date	Method of sending request (e.g. email, post, in person)
	/ /	

6 Date the property owner must respond by

/ / (must be within 14 days from date in item 5)

7 Signature/s of the person/people issuing this request

Print name/s	Signature/s	Date
1.		/ /
2.		/ /
3.		/ /

Property owners must respond to this request in writing within 14 days. If no response is received by the date stated in item 6, this request is assumed to be approved.

Property owners can only refuse the request for a pet based on prescribed grounds as outlined under the legislation and can outline additional reasonable conditions for the approval. A letter template to help property owners structure their response to pet requests is available on the RTA website.

This form is for pet requests made during the tenancy.

Other languages: You can access a free interpreter service by calling the RTA on 1300 366 311 (Monday to Friday, 8:30am to 5pm).

Do not send this form to the RTA. Give this form to your property owner/s and keep a copy for your records.