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Tenant to complete

Tenant Details and Address of the Rental Property

Tenant Name:
Property Address:
Tenancy Manager (if known):

Pet details

Note: If you do not have your pet yet, please give as much information as you can about the type of animal you plan to get.

We ask for this information so that Women's Housing Company can make a fair and informed decision about your pet request.

<input type="checkbox"/>	Dog	Number:			
<input type="checkbox"/>	Cat	Number:			
<input type="checkbox"/>	Fish	Number:			
<input type="checkbox"/>	Bird	Number:		Type:	
<input type="checkbox"/>	Reptile	Number:		Type:	
<input type="checkbox"/>	Small Mammal	Number:		Type	
<input type="checkbox"/>	Other	Number:		Type	

Microchip number/s for dogs or cats only:

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Description of animal/s – if known:

(Give more details on the type of animal/s and describe any identifying features. For example, fur colour, markings or size, if known. Clearly label each animal)

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You can also tell us why you think your pet should be approved.

If it helps, you can answer the questions below in your own words:

- Is the home right for your pet?
 - (For example: Is there enough space? Is there a yard? Are there fences or gates?)
- Is your pet allowed by your local council?
 - (Some councils limit the number or type of animals you can have.)
- Do you need any permits or licences for your pet?
 - (For example: for certain reptiles or native animals.)
- Where will your pet stay?
 - (Inside the home, outside, or in a hutch, cage, tank or enclosure.)
- How will you look after your pet?
 - (For example: daily walks, playtime, feeding, cleaning, and other care.)
- If you already have other approved pets, how will they live together?

If you are applying for more than one pet, please make it clear which pet you are talking about in each answer.

How application is given to Women's Housing Company

Mode of Delivery	<input type="checkbox"/>	Email	<input type="checkbox"/>	Post Mail	<input type="checkbox"/>	In Person
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You should keep a record of when the application is sent or given to the landlord or their agent. If sent by post, allow an extra 7 business days for delivery.

Signature/s of the tenant/s

Tenant 1:

Print Name:			
Signature:		Date:	

Tenant 2:

Print Name:			
Signature:		Date:	

Tenant Details and Address of the Rental Property

Have you included any attachments?

(For example: extra information, photos of your pet, photos of the enclosure, or a medical exemption for microchipping.)

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
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Description of any attachment/s, if applicable.

Women's Housing Company to Complete

You can only say no to a pet for certain reasons. These reasons are listed in this section, and more details are provided at the end of this form.

Before making a decision, you or your housing officer should speak with the tenant about their request.

You must give the tenant your decision within 21 days by filling in this form and giving it back to them.

The 21 days start the day after the tenant gives the application to you or your agent.

If you do not give a response within 21 days, the pet request is automatically approved, with no conditions.

Note: You can approve some pets and not others.

(For example: approve two dogs but decline one dog.)

I consent to the following animal/s being kept at the rental property: (Please list each animal. Any conditions for the pet/s must be included)

I do not consent to the following animal/s being kept at the rental property: (Please list each animal. The reasons for refusal must be provided)

Conditions for approval – if applicable

The landlord cannot place unfair or unreasonable conditions on a pet request. This includes (but is not limited to):

- They cannot increase the rent or the bond, and
- They cannot ask for extra financial security, such as insurance.

Any conditions that may be allowed must be discussed with the tenant before a decision is made.

I have discussed the conditions with the tenant/s

Are there any conditions? If yes tick conditions that apply

<input type="checkbox"/>	<p>Professional carpet cleaning</p> <p>The carpets must be professionally cleaned at the end of the tenancy. This condition can only be used if the animal lives indoors and it makes sense for the type of pet. (For example: you would not ask for carpet cleaning for a goldfish.)</p>
<input type="checkbox"/>	<p>Professional fumigation</p> <p>The home must be professionally fumigated at the end of the tenancy. This condition can only be used if the animal lives indoors and is a mammal. (For example: dogs, cats, rabbits.)</p>
<input type="checkbox"/>	<p>Pet not allowed indoors</p> <p>The animal must stay outdoors and is not allowed inside the home. This can only be used for animals that are normally kept outside, (For example: chickens, goats or other livestock).</p>
<input type="checkbox"/>	<p>Other fair and reasonable conditions</p> <p>Any other condition must relate only to the tenant keeping the pet at the property. Any extra conditions must be listed in a separate attachment that:</p> <ul style="list-style-type: none"> • clearly explains the condition, and • clearly states which pet or pets the condition applies to.

Please write any other conditions below:

Reasons for refusal – if applicable

You can only say no to a pet request if at least one of the reasons listed below applies.

These reasons only apply in certain situations.

Please read the 'More Information' section at the end of this form before you complete your response.

I have read the 'More information' section.

You can also visit the *Keeping a pet in a rental property* webpage for further guidance.

Reason/s for refusal:

<input type="checkbox"/>	<p>Too many animals</p> <p>Approving this pet would mean there are an unreasonable number of animals at the property.</p>
<input type="checkbox"/>	<p>Fencing</p> <p>The property does not have suitable fencing for the pet.</p>
<input type="checkbox"/>	<p>Not enough space</p> <p>The property does not have enough open space for the pet.</p>
<input type="checkbox"/>	<p>Animal welfare</p> <p>The pet cannot be kept at the property in a humane way.</p>
<input type="checkbox"/>	<p>Risk of damage</p> <p>It is very likely the pet will cause damage that is more than the bond amount.</p>
<input type="checkbox"/>	<p>Other laws</p> <p>Keeping the pet would break another law, council rule, or strata/community by-law.</p>
<input type="checkbox"/>	<p>Landlord lives at the property</p>
<input type="checkbox"/>	<p>The tenant did not agree to a reasonable condition for keeping the pet</p>

Reasons for refusal – if applicable

If the refusal applies to multiple animals, please explain which reasons apply, and how they apply for each animal:

General consent – Optional

If the Tenancy Manager agrees with the type and number of pets listed in this form, they can give ongoing consent.

This means the tenant can keep up to the approved number of this type of pet at the property.

I also give consent for the tenant to replace an approved pet with another pet of the same type, without needing to apply again.

Signature of Women's Housing Company Tenancy Manager

Print Name:			
Signature:		Date:	

More information

Things to think about before saying no to a pet request

Unreasonable number of animals

- You can only use this reason if the pet would mean there are more than four animals at the property and that number is unreasonable.
- If there are four or fewer animals, you can still use other reasons if they apply.
- (For example: see “Other laws” below if the number of pets is more than what the local council allows.)

Fencing

- You cannot use fencing as a reason if:
 - Landlord has not kept the fencing in good repair, or
 - The tenant will keep the pet in an enclosure (like a hutch, cage, or fish tank), or
 - The pet will stay indoors and will be under control when taken outside.

Open space

- Open space includes areas the tenant and pet can use, like a shared garden.
- There is not enough open space if the pet cannot:
 - Go to the toilet outside (unless it can reasonably do so indoors, like in a litter box or tank), or
 - Be kept outside (unless it can reasonably live indoors), or
 - Get enough exercise (unless it can exercise indoors or off the property).
- This reason does not apply to pets kept in an enclosure, as long as there is enough space for the enclosure.

Other laws

- Local councils may limit the number of pets (for example, no more than two dogs). If the tenant asks for more than allowed, you can refuse for this reason—even if it's fewer than four animals.
- Strata by-laws that ban all pets are not valid in NSW and cannot be used to refuse a pet.

Need More Help or Disagree with a Decision?

If you want to know more about your rights and responsibilities as a renter, go to nsw.gov.au/renting.

If you're a tenant and think the Tenancy Manager has unfairly refused a pet request or set an unreasonable condition, you can:

- Put in a complaint with Women's Housing Company
- Contact NSW Fair Trading, or
- Apply to the NSW Civil and Administrative Tribunal (NCAT) for a decision

For other concerns or complaints, go to [Housing and property complaints and enquiries | NSW Government](#), or call Fair Trading at 13 32 20.

This form is created under Sections 73C and 73D of the Residential Tenancies Act 2010.

Other relevant laws include Part 3, Division 8 of that Act and Clause 22A of the Residential Tenancies Regulation 2019.