|  |  |
| --- | --- |
| Date | Enter date. |

Tenants address/email address

|  |
| --- |
|  |

**Response to your request to keep a pet in the rental property**

Dear Mr/Mrs/Ms tenant name/s

I received your request to keep a pet at Property address on Date request was received.

**I APPROVE your request to keep the stated pet**, subject to the reasonable conditions outlined below.

|  |  |
| --- | --- |
| Condition | Reason |
| Professional flea treatment to be carried out internally and externally at the end of the tenancy  | To prevent parasites |
| Professional carpet cleaning to be carried out at the end of the tenancy  | To ensure carpets are cleaned satisfactorily taking into account contamination to carpet that may not be visible and allergies for next residents of home. |
| Pet is to be housed in a hygienic manner that will not attract vermin, nor cause offensive odours or property deterioration and that pet waste is disposed of appropriately. |  |

Please sign below to note your agreement to the above conditions outlined and return this letter to me at your
earliest convenience.

|  |  |  |
| --- | --- | --- |
| Name | Signature | Date |
|  |  | Enter date. |

**--------------------------------------------------------------------------- OR ---------------------------------------------------------------------------**

**I DO NOT APPROVE your request to keep the stated pet**, because:
(please tick the applicable reason for rejecting the pet request from the list below)

[ ]  keeping the pet would exceed a reasonable number of animals being kept at the premises

[ ]  the premises is unsuitable for keeping the pet due to lack of appropriate fencing, open space or another item necessary to humanely accommodate the pet

[ ]  keeping the pet is likely to cause damage to the premises/inclusions that could not practicably be repaired for a cost that is less than the amount of the rental bond for the premises

[ ]  keeping the pet would pose an unacceptable risk to the health and safety of a person, including, for example, because the pet is venomous

[ ]  keeping the pet would contravene a law

[ ]  keeping the pet would contravene a body corporate by-law or park rule applying to the premises

[ ]  the tenant has not agreed to the reasonable conditions proposed by the lessor for approval to keep the pet under section 184F (Conditions for approval to keep pet at premises)

[ ]  the animal stated in the request is not a pet

[ ]  keeping the pet would contravene a condition of a licence applying to the premises (moveable dwelling premises only), or

[ ]  another ground prescribed by regulation – please provide description of reasoning

If you have more details about the stated pet that you can share for further consideration, please send it through, or contact me via details below.

Kind regards

|  |  |  |
| --- | --- | --- |
| Your name | Contact details | Signature |
| Pure Real Estate Group | 07 3217 2915hello@purere.com.au  |   |

**Important: Property owners’ approval, refusal, and conditions for keeping pets at premises**

Upon receiving the tenant’s request in the approved form, the property owner/manager must respond to the tenant’s request within 14 days. The response must be in writing and state the following:

* whether the property owner/manager approves or refuses the tenant’s request
	+ If the property owner/manager approves the tenant’s request subject to conditions, stating the conditions of the approval
	+ If the property owner/manager refuses the tenant’s request, stating the grounds for refusal and the reasons why they believe the grounds for refusal apply to the request.

The property owner/manager is taken to approve the keeping of the pet at the premises if:

* they do not respond to the request within 14 days after receiving the request, or
* the property owner/manager’s response does not comply with the requirement to state reasons for approval or refusal of the request, including the conditions of the approval. To simply state that ‘no pets are allowed’ is not enough to comply with the requirement to explain the reasons for a refusal.

The authorisation to keep the pet at the premises continues for the life of the pet and is not affected by the expiry date of a tenancy agreement if the tenant continues occupying the same premises under a new agreement or there is a change in the property owner or property manager.

Examples of reasonable conditions for approval of a pet include:

• The pet is to be kept outside because the stated pet is not a type of pet ordinarily kept inside.

• The pet can be kept inside, provided the carpets in the property are professionally cleaned at the end of
the tenancy.

• The property must be professionally fumigated at the end of the tenancy, as the stated pet is capable of carrying parasites that could infect the premises.

For more details on the rights and responsibilities around renting with a pet, please refer to the [Renting with pets
fact sheet](https://www.rta.qld.gov.au/forms-resources/factsheets/renting-with-pets) from the RTA.