



Pet Policy

Policy Category	1. Tenancy	Policy Number	1.28
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Position Responsible	Housing Services Manager	Scheduled Review Date	June 2020

Purpose:

Homes Out West ensures that all tenants are responsible pet owners and abide by the signed Residential Tenancy Agreement.

Policy:

Consent may be given for tenants to keep pets in properties. This is permitted either by written approval from Homes Out West as the leaseholder and the landlord/agent in the case of leasehold properties or stated in the lease (see Section 43 – 45 Residential Tenancy Agreement).

Relevant Service Standards:	<p>National Community Housing Standards</p> <ul style="list-style-type: none"> • Standard 3.2 – Tenant Participation Legislation • Residential Tenancies Act 2010 (NSW) • Residential Tenancies Regulation 2010 (NSW) • Housing Act 2001 • Community Housing Providers (Adoption of National Law) Act 2012 (NSW) <p>National Regulatory System for Community Housing (NRSCH) Performance Outcome and Performance Requirement</p> <ul style="list-style-type: none"> • Performance Outcome 1: Tenant and Housing Services
Related HOW Policies:	<ul style="list-style-type: none"> • Tenant Rights and Responsibilities Policy • Property Inspections and Home Visits Policy
Related HOW Forms & Internal Documents	<ul style="list-style-type: none"> • Pet Agreement • Residential Tenancy Agreement

Procedure and Guidelines:

Responsible pet owners must sign a Pet Agreement once approval has been granted for a pet. This agreement entails details of pet name, type and age. It also details requirements of the pet's cleanliness and disturbance to neighbours.

Approval on pets will be taken into consideration dependent on the size of the pet and the space in the property. If it is a leasehold property approval must be gained from the owner/agent.

The environment shall be maintained in a clean and hygienic manner.

All pets must be kept within the by-laws regarding pet ownership of the Local Government Area where the leased property is located.

If a Homes Out West employee attends the property and discovers the tenant has a pet/s not approved by or in contradiction to the Pet Agreement, then this will be deemed as a breach of the tenancy agreement in accordance with the Residential Tenancy Agreement and breach process initiated.