Committees will see more pet applications from 19 May 2025 – make sure pets by-laws are valid!

From 19 May 2025, tenants will be granted the right to make a request to their landlord to keep an animal within their premises. Under the new amendments, landlords will be obligated to provide a response within 21 days by either providing or refusing consent. If a landlord doesn't provide a response, consent is assumed to have been given.

If a landlord gives consent subject to a condition – they will need to set out that condition. Some examples of reasonable conditions include having the carpets professionally cleaned or professionally fumigated, if required.

If a landlord refuses consent – they will need to explain the grounds for that refusal, and an explanation as to why those grounds apply. Some of the potential grounds for refusal are as follows:

- The premises are unsuitable;
- Keeping the animal would cause damage exceeding the rental bond;
- The landlord resides at the premises;
- It violates a law, council order or residential community rule; and
- Keeping the animal at the premises would result in an unreasonable number of animals being kept at the premises.

Committees should be on notice that through these amendments, we expect to see an increase in tenants requesting to house pets in their premises. Committees and landlords should be aware of their obligations - once consent is given, it remains in effect for the lifespan of the animal despite any landlord ownership change.

Landlords will be prohibited from requiring tenants to pay increased rent as a condition of consent, or advertising that their premises for tenancy as pet-free.

Tenants whose application are denied for reasons they consider unreasonable, or whose consent comes with unreasonable conditions, can apply to the tribunal for consent.

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Key takeaways

- From 19 May 2025, tenants can request to keep pets in their premises, and landlords must respond within 21 days.
- If a landlord does not respond to a pet application, consent is assumed.
- Landlords cannot charge increased rent as a condition for pet consent or advertise as pet-free.
- Tenants can appeal to the tribunal if their pet application is denied on unreasonable grounds.
- Once consent is granted, it remains effective for the lifespan of the animal, regardless of landlord changes.

****The information contained in this article is general information only and not legal advice. The currency, accuracy and completeness of this article (and its contents) should be checked by obtaining independent legal advice before you take any action or otherwise rely upon its contents in any way.*

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19 May 2025

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