

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

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



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, and 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.

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

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## 4.2 Other information you would like to share about the suitability of the pet proposed to be kept in the rental property to assist 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)
<input type="text"/>	<input type="text" value="/ /"/>	<input type="text"/>

## 6 Date the property owner must respond by

<input type="text" value="/ /"/>	(must be within 14 days from date in item 5)
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## 7 Signature/s of the person/people issuing this notice

Print name/s	Signature/s	Date
1. <input type="text"/>	<input type="text"/>	<input type="text" value="/ /"/>
2. <input type="text"/>	<input type="text"/>	<input type="text" value="/ /"/>
3. <input type="text"/>	<input type="text"/>	<input type="text" value="/ /"/>

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.

Do not send to the RTA—give this form to the tenant/s and keep a copy for your records.



## Annexure A

### REQUEST FOR APPROVAL TO KEEP A PET IN RENTAL PROPERTY

THIS FORM MUST ALSO BE SIGNED AND RETURNED IN CONJUNCTION WITH THE FORM 21

1. Any pet other than the approved pet/s specified in the General Tenancy Agreement and this Pet Request (Form 21) must first be requested by Tenant/s in writing giving full details and then be approved in writing by the Lessor and Body Corporate PRIOR to the pet/s being allowed onto the premises. Pet approval may be subject to specific criteria and must be complied with. Approval is NOT guaranteed.
2. The Tenant shall be liable for any damage or injury whatsoever caused by the pets on the Property, whether they are the pet of a Tenant or guest, Tenants pets or their guests pets and regardless of their approval status. This includes urine left in the carpet, leading to the carpets needing replacement at the Tenant/s expense.
3. The Tenant accepts full responsibility and indemnifies the Lessor for any claims by or injuries to third parties or their Property caused by, or as result of actions by their pet/s or their guests pet/s, and regardless of their approval status.
4. The Tenant agrees to arrange for Flea Fumigation in addition to a general pest treatment at the end of the tenancy or at a time during the tenancy as required or requested by the Lessor / Lessors Agent to be carried out by a Company complying with Australian Standards.
5. Barking dogs are not acceptable. If we receive complaints about your dogs barking, you will be notified, and you must take immediate steps to stop this (eg. bark collar)
6. Pets are not permitted in Sphere Furnished Apartments
7. Pets are not permitted in any of the Pool Areas or Gym
8. Tenants are required to clean up any mess left by their pet/s throughout the Sphere Complex

INITIALS *(Note: initials not required if signed with Electronic Signature)*

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