



## PET SUBJECTS FOR LAND OWNERS

Until very recently the total amount of Pet Bond that a landlord could require from a tenant with a dog or cat was just \$100.00. And even then this money could only be used for fumigation of carpets and upholstery if required and not for anything else.

This limitation and price cap has deterred a lot of landlords from taking on tenants with pets, because there has been the perception that if the animal were to cause damage to the dwelling or the yard then the owner would likely be out of pocket.

This misunderstanding needs to be knocked on the head.

The Pet Bond has recently been upgraded to \$260.00 if fumigation is required, but it has always been the case that if a pet causes damage the tenant is liable for that irrespective of the pet bond.

If a cat shreds the curtains or a dog destroys the reticulation, the tenant is required to replace that. If the damage is not repaired at the end of the lease then the cost for repairs is taken from the tenant's bond.

Land owners should be open-minded about pets.

Most pet owners are responsible guardians who greatly appreciate owners that are understanding. It can be hard in Perth for tenants to find rentals that will accept pets.

Culturally we seem much more reluctant to allow this in WA than you find on the east coast. I'm not sure why this is, but I'd like to see more owners being relaxed about pets and reassured that any damages can be covered by the tenant or through landlord's insurance.

Ultimately, it is the owner who chooses what happens to their investment and who rents it. Under the Residential Tenancies Act owners have the right to refuse animals.

Property managers are aware that many people have pets for companionship or security, and will usually recommended that owners consider applicants with pets.

However, it's critical that the dwelling and its yard is suitable for the pet or pets and with adequate fencing where necessary.

As a tenant, it's always best to be upfront about all the circumstances under which you will be renting and references for animals from previous property managers can assist greatly with the processing of a tenancy application.

REIWA now has a special 'Pet Lease Agreement' which property managers can use on behalf of their landlords.

If signed by the tenant it will give the land owner more confidence in taking on tenants with pets and greater assurances about the protection of their property.

The pet lease agreement will be launched in September but is available to property managers now.

Ask you local REIWA agent about this if you're looking for a pet friendly rental property.



Alan Bourke  
REIWA  
President



*relax . celebrate . enjoy*

Name: \_\_\_\_\_ Number: \_\_\_\_\_

Age: \_\_\_\_\_ Address: \_\_\_\_\_

