

rpm. property management

Managing your investment property
as if it were our own

New Pet Laws

1 December 2025



Key Changes

- Tenant request for a pet must be in writing.
- Landlord must respond in 21 days.
- Landlords can only decline a pet request on reasonable grounds.
- Landlord can put reasonable conditions on approval to have pet.
- Landlord can request a further two weeks bond on existing bond if agree to pet.
- Professional standard of cleanliness ie can ask to have carpets cleaned if pet resided inside.
- Tenant fully liable for all pet-related damage not considered fair wear and tear.
- No “no pet clause” in new tenancy agreements.
- Change of emphasis from landlord’s right to say no pets to tenants right to have a pet.



Ultimately, the Tenancy Tribunal will write the law on:

- What is considered a pet?
What is reasonable grounds to refuse request?
- What is reasonable condition to put on approval?



Most likely invalid or unreasonable:

When it is a generalization:

- “I don’t like dogs I was bitten once”
- “all cat’s scratch”
- “the last tenant’s dog did damage”
- Refusing “all” pets rather than looking at the specifics of this particular pet.



Possible grounds for refusal:

- Premises not suitable for pet.
 - Size of property – apartment, no yard, no room for hutch, kennel
 - No fence. Hole in fence?
 - The environment is unsafe?
 - Toxic/poisonous plants? Unique?
 - Polished wooden floors? Unique?
- Bylaw prohibits pets.
 - Breach body corporate rules?
- Not complied with relevant bylaws.
 - Registration, microchipped?



Possible grounds for refusal:

- Pet not suitable for premises.
 - Have to look at that specific pet/premises.
 - Excess number of pets.
 - Size or type of pet (eg species or breed).
 - Damage to premises.
 - Disruption to neighbours.
 - Dangerous/menancing under Dog Control Act
 - Past attack history.
 - Threat to person, livestock, poultry, domestic animals or protected wildlife? - PCBU



Possible grounds for refusal:

- Tenant unwilling /failed to meet reasonable conditions of the approval
 - Tenant has been untruthful on application?
 - Tenant has failed to comply with pet conditions in past tenancies? Eg had a pet without permission, past damage or insurance claims as a result of *this pet*?



But can you refuse a pet because?

- Allergies – owner or PM?
- Age of pet?
- Dog not desexed?
- Breach neighbour's right to quiet enjoyment?



Possible reasonable condition upon approval:

- Two more weeks of pet bond.
- Sighting evidence of condition?
- Meet pet before approve?
- Not allowed inside the house?
- Pet cared for appropriately?
- New/replacement pet needs approval?
- Property kept clear of faeces?
- Ensure pet does not cause a nuisance?
- Dogs restrained during inspection.
- Make good any damage caused by the pet?
- Pet messes inside cleaned to a professional standard?
- Carpets cleaned to professional standard upon termination if pet allowed inside and flea treatment conducted?



Most pets are good so long as
their owners are well trained!



Note:

Note if highlighted this is written in the law

The rest are suggested possibilities, and will be subject to testing at the Tribunal on a case by case basis.