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Right to request a pet rules

Approximately 60% of UK households own at least one pet. Dogs roughly 41% of households, cats at around 31%

The RRA gives tenants in the PRS the right to keep a pet in their home but only if they make a written request to their landlord and the landlord consents

Landlords should not refuse consent unreasonably

This new right doesn't apply to prospective tenants looking to rent a property, it only applies to tenants

Landlords cannot require tenants to take out insurance for pet damage. If there is damage the Government makes it clear that any tenancy deposit should be used to cover the cost

This RRA rule is one that does not come under the Civil Penalties enforcement powers of the Council. A tenant would have to complain to the Ombudsman or take their landlord to Court

What is the process for the tenant to request a pet /1

1. A tenant must make their request in writing and provide details of the pet
2. The landlord can ask for additional information, for example about the type of pet
3. They must give or refuse consent in writing within 28 days of the tenant's request

There is no guidance yet from the Government on:

- What might or will be 'reasonable grounds' for refusing consent
- When a landlord can withdraw consent
- Whether the consent must be specific to the actual pet, and or type of pet, and or the number of pets.

What is the process for the tenant to request a pet /2

What might be reasonable grounds to refuse?

- If the landlord's lease from a freeholder has a clause prohibiting it
- If another tenant has an allergy
- If the property is too small for the pet in question
- Or if the pet is illegal to own