

PET REQUEST FORM

Residential Tenancies Act 1997 *Section 71B*

Information for renters and residential rental providers

Renters must use this form to ask the residential rental provider (rental provider, formerly known as the landlord) for consent to keep a pet at the rented premises. Rental providers can only refuse a pet request if the Victorian Civil and Administrative Tribunal (VCAT) orders it is reasonable to do so.

A pet means any animal except an assistance dog (a dog that is trained to perform tasks to support a person with a disability).

Information for the renter

Complete a separate form for each pet you want to keep and give the completed form/s (including this information page) to the rental provider. Keep a copy of the form and the details of how you gave the request for your own records.

The rental provider cannot unreasonably refuse to give you consent. If they want to object to you keeping the pet, they will need to apply to VCAT within 14 days (starting the day they receive the form) for an order that they may refuse on reasonable grounds. It will be up to VCAT to decide if this type of order should be made. See 'What can VCAT order?' below.

If the rental provider does not apply to VCAT within this 14-day period, the rental provider's consent is taken to be granted. It may take several days for you to receive a copy of any VCAT application.

Information for the rental provider

If you consent to this pet request, it is recommended that you notify the renter in writing. Tick the relevant box in section 6 and send the form back to the renter, keeping a copy for your records.

Under the law, you must not unreasonably refuse consent for a renter to keep a pet on the rented premises. If you want to refuse, you must apply to VCAT within 14 days (of the day you receive this form). VCAT will hold a hearing and consider your application. See 'What can VCAT order?' below.

To apply, visit the VCAT Residential Tenancies Hub (vcat.vic.gov.au/RTHub) or call 1300 01 8228. Complete section 6 of this form, to tell the resident whether you consent or whether you have applied to VCAT to refuse consent. Send the form back to the resident, and keep a copy for your records.

If you do not apply to VCAT within the 14-day period, this will mean you have consented to the pet request, even if you have not given consent in writing. What can VCAT order?

VCAT can order that:

- the renter may keep the pet on the premises, or
- it is reasonable for the rental provider to refuse consent to the pet request, and/or the pet is excluded from the premises.

When making its decision, VCAT may consider:

- the type of pet the renter wants to keep, or is keeping
- the character and nature of the premises the renter is renting
- the character and nature of the appliances, fixtures and fittings in the premises
- other relevant laws (for example, if the pet is prohibited by a local council law)
- anything else VCAT considers relevant.

If VCAT makes an order excluding the pet from the premises, the order will include a date for the renter to comply with the order. If the renter has not complied with the order within 14 days of that date, the rental provider may serve them with a notice to vacate, giving a minimum of 28 days' notice.

If a renter keeps a pet without consent

If a rental provider reasonably believes a renter is keeping a pet on the premises without consent, they can apply to VCAT for an order to exclude the pet from the premises. See 'What can VCAT order?' above.

Does this form apply to me?

New laws on pets in rental properties commenced on 2 March 2020. Renters do not need to request consent for pets that were already present in the rented premises before this date.

After 2 March 2020, renters who want to bring a new pet into the property must use this form to request consent. It does not matter what date the tenancy agreement started.

The Creek Real Estate (VIC)

(03) 5292 3579 | enquiry@thecreekre.com.au

License #093571L | ABN: 14 682 255 134

Shop 1 3-33 Central Boulevard, Armstrong Creek, VIC, 3217 | thecreekre.com.au

1

Renter details

Name/s:

Address of rented premises:

Renter/s address for serving documents (can be email address if renter has previously consented to electronic service):

2

Rental provider details

Rental provider's name/s:

Rental provider's address for serving documents (can be email address if renter has previously consented to electronic service, and can be agent's address):

3

Pet details

I am asking to keep the following pet at the rented premises.

Complete a separate form for each pet. If you do not yet have a specific pet, complete as much information as you can about the kind of pet you intend to keep at the rented premises.

Animal type (including breed and species if known):

Pet name (if known):

Identifying details (if known – e.g. registration number, microchip number, sex, fur colour/length, other features):

Other information you would like to share about the suitability of the pet being kept on the premises:

You do not have to provide other information, but it may help the rental provider to make an informed decision. This could include, for example:

- information about the pet's age, size, temperament, training or other characteristics
- whether the premises is suitable for keeping this type of pet (e.g. size of property, outdoor areas)
- whether the pet is permitted under the local council by-laws
- whether you intend to keep the pet inside and/or outside, or in an appropriate enclosure.

Further details are attached to this form (e.g. photo of pet, photo of enclosure, other information):

Yes- if yes, please describe the attachment/s below:

No

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Service details

This form was sent on: **via DocuSign.**

Rental provider's email address (can be an agent's):

The 14-day period for the rental provider to apply to VCAT if they want to refuse consent to the pet request begins the day the rental provider receives the form.

- If you send this form by post, you must take into account the extra days it takes for the form to be delivered. Keep a clear record of the date you posted the form, and any evidence such as a registered post receipt. For information on Australia Post mail delivery options and times, visit the Australia Post website (auspost.com.au).
- If you send this form by email, the provisions of the Electronic Transactions (Victoria) Act 2000 apply. For legal purposes, the time when a document is received is when it can be retrieved from the email address the recipient nominated.

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Signatures

Renter/s:

Signature of **Renter 1:**

Date:

Signature of **Renter 2:**

Date:

Signature of **Renter 3:**

Date:

Signature of **Renter 4:**

Date:

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Rental provider consent

(To be completed by rental providers – check the appropriate box)

I consent to the pet being kept at the rented premises

OR

I have applied to VCAT to refuse consent to this request

VCAT proceeding no.

Rental provider name:

Signed:

Date: