

TENANTS PET REQUEST FORM



How to use this form

During a tenancy, tenants must use this form to ask Pathways SouthWest (also known as the lessor) for permission to keep a pet at the rental property. Pathways SouthWest can only refuse or apply conditions if it is reasonable to do so.

1. Tenants complete steps 1, 2, and 3.
2. Pathways SouthWest complete steps 4 and 5.
3. All parties should read the Important Information at the end of this form.

For Tenants

Complete steps 1, 2, and 3 on this form.

Provide enough details about the pet for your Pathways SouthWest to make an informed decision.

Additional forms may be completed if requesting more than one pet.

Give Pathways SouthWest your completed form (including a copy of the Important Information).

Keep a copy of the form and the details of how you gave it to Pathways SouthWest for your own records.

Read the Important Information available at the end of this form

Tenancy Details

Rental property address

Tenant(s) making request to keep a pet

Name Tenant 1
Contact details
(e.g. email or phone)

Name Tenant 2
Contact details
(e.g. email or phone)

About the Pet

Type of Animal

Breed/Species

Age

Size: Small ☐

Medium ☐

Large ☐

Date deployed:
Revalidate:
Approved by CEO
Signature

Month Year
Month Year

Owner:
Author:

Management Team
Coordinator Quality and Service Improvement

Version 3.0

Other information: For example, Name, registration/ license number, temperament, training, size of property/outdoor areas, enclosure requirements, if the pet would be kept inside and/or Outside

Tenants Declaration

I am seeking permission to keep the above pet at the rental property.

I understand that I am responsible for any nuisance, noise and damage caused by keeping the pet.

I accept that I am responsible for rectifying any damage caused to the property including damage caused by the pet

Signature of Tenant making the request

Name:

Signature

Date:

Pathways SouthWest Response to pet request.

Approve ☐

Approve with conditions ☐ - Select and write the condition(s) below.

- Number of pets ☐
- Cleaning ☐
- Maintenance ☐
- Fumigation ☐

What are the conditions, specify below- including what it is, how often it happens, and where or when it occurs.

Refuse Select reason(s) and explain why it applies below.

Keeping the Pet is;

- Not allowed under a written law (e.g. biosecurity laws do not allow a fox as a pet) ☐
- Not allowed under local law (e.g. a local council law does not allow roosters) ☐
- Not allowed under a community title or strata law (e.g. a by-law does not allow pets) ☐
- Would exceed a reasonable number of pets being kept at the premises ☐
- At the premises and is likely to cause damage to the premises that could not be repaired for
- Less than the amount of the security bond ☐
- At the premises would pose an unacceptable risk to the health and safety of a person ☐
- At the premises is likely to cause the Pathways SouthWest undue hardship ☐

or

- The pet is a 'dangerous dog' as defined in the Dog Act 1976 (WA) ☐
- The premises are unsuitable for keeping the pet ☐

Pathways SouthWest Declaration and Signature

I understand the tenant(s) named on this form are requesting permission to have a pet, and Pathways SouthWest must respond to this request in writing within 14 days.

Staff Signature

Date

Important Information for Tenants and Pathways SouthWest.

What is a pet?

- A pet means any animal except an assistance animal, such as a dog trained to perform tasks to support a person with a disability. A tenant may keep an assistance animal at the premises without needing Pathways SouthWest's permission.
- Responding to a pet request
The Pathways SouthWest must respond to the tenant within 14 days of the request (starting the day after they receive the form).
- How are the 14 days counted?
Pathways SouthWest has 14 days to respond, starting the day after they receive the request. If the tenant's request or Pathways SouthWest's response is posted, the tenant must allow extra days for the form to be delivered. These extra days are not part of the 14 days the Pathways SouthWest must respond. Further information about counting days when serving a notice can be found online at www.commerce.wa.gov.au/consumer-protection/counting-days.
- Challenging a decision
The tenant may challenge Pathways SouthWest's response if they believe that the decision and/or the conditions set by Pathways SouthWest are unreasonable, or not permitted or applicable. The tenant applies to Consumer Protection to review the decision.
- Applying for Commissioner approval

If Pathways SouthWest decides to refuse for a reason that requires Commissioner approval, Pathways SouthWest must apply to Consumer Protection for Commissioner approval within the 14-day response period. If Pathways SouthWest decides to set a condition that requires Commissioner approval, Pathways SouthWest must apply to Consumer Protection for Commissioner approval. The condition does not apply unless approved.

- **How to apply to the Commissioner**
Applications to the Commissioner can be made online at www.consumerprotection.wa.gov.au _ apply or call 1300 30 40 54 for further information
- **What happens after an application is made to the Commissioner?**
When an application is made, the Commissioner will notify all parties. The Commissioner will invite parties to respond. Parties will be asked if they agree or disagree with the application and provide relevant information or evidence. The Commissioner may also request additional information or evidence if needed.
- **How does the Commissioner make a decision?**
The application will be decided based on the information and evidence provided by the parties, and written reasons for the decision will be given. In some cases, the Commissioner may decline to decide on an application and direct the parties to apply to the Magistrates Court.
- **What are the options if the parties are not satisfied with the Commissioner's decision?**
If parties are not satisfied with the Commissioner's decision, they can appeal to the Magistrates Court within seven days of receiving the notice of the decision.
- **Where can I find more information?**
Visit the Consumer Protection website for more details on the rights and responsibilities about renting with a pet at www.consumerprotection.wa.gov.au/renting/pets