

PETS POLICY



This document outlines Affordable Community Housing Limited's (ACHL) policy in relation to keeping pets (companion animals) on a property leased under the Residential Tenancy Act 2010. The Act defines companion animals as:

- Cats
- Dogs (including dogs that are not strictly "companions", such as working dogs on rural properties and trained assistance animals such as seeing-eye or hearing dogs)
- Any other animal that is prescribed by the regulations.

Approval to have a pet

Pets are often prohibited by private property owners and strata by-laws; restrictions on pets will be stated in the Residential Tenancy Agreement signed by the tenant at the commencement of their lease. In cases where pets are not expressly prohibited, tenants may apply to ACHL for permission to keep pets on the property.

An ACHL tenant is allowed to keep a pet under the following circumstances:

- The tenant has written permission from ACHL to keep pets on the property
- The property is suitable for the animal
- The pets do not interfere with the reasonable peace, comfort and privacy of neighbours
- They comply with the Companion Animals Act i.e. the tenant is responsible for ensuring the animal does not harm or threaten any other person or animal or cause a nuisance
- The owner of a dog must ensure the dog is contained on the property
- Dog and cat owners must ensure the animal does not cause a nuisance by persistently making a noise, straying or interfering with other people's property.

Pet owner responsibilities

Under the Companion Animals Act, pet owners have a number of obligations and responsibilities towards other members of the community as well as their pet.

The Act stipulates that:

- Dogs must be kept under effective control and not allowed to roam
- Cats and dogs must be micro-chipped and registered if they are born or change owners after 1 July 1999. If an animal damages the property or creates a nuisance for the neighbours, the tenant may be requested to remove an animal. Failure to do so may result in ACHL taking action at the Consumer, Trader & Tenancy Tribunal for an order for the tenant to comply with the request.

Restricted or dangerous dogs

Restricted dogs are not permitted on ACHL property. The Act defines restricted dogs as:

- Pit Bull Terriers
- American Pit Bull Terriers
- Japanese Tosas
- Argentinian fighting dogs (dogo Argentino)
- Brazilian fighting dogs (filo Brasileiro)
- May include other dogs such as guard dogs used by security personnel.

The Act defines dangerous dogs as those that have been declared dangerous by a local council or local court. These include dogs that attack without provocation or kill a person or animal or repeatedly threaten to attack or chase a person or animal. The tenant must comply with court or council orders regarding action to be taken in relation to a dangerous dog.