



7.12 Pets

Scope

This policy outlines the conditions under which SGCH will allow tenants to keep pets.

General principles

SGCH tenants are allowed to have pets if:

- The property is suitable, and
- The pets do not interfere with the reasonable peace, comfort and privacy of neighbours, and
- SGCH gives written permission and
- The pet is companion or guide dog and
- The tenant complies with the *Companion Animals Act 1998*.

Tenants are required to comply with the conditions listed in the Residential Tenancy Agreement.

If a tenant wishes to keep a pet, they must request permission, in writing, noting the type and size of the pet and whether or not it will be kept indoors.

For leasehold properties, SGCH will seek written approval from the landlord on behalf of the tenant.

If a tenant keeps a pet in their property, SGCH may request that the tenant has the carpet professionally cleaned or the property fumigated in accordance with the *Residential Tenancies Act 2010*.

Tenants living in capital properties are able to keep pets as long as they make sure that their pets do not impact on their neighbours' peace and comfort, and as long as the property is suitable for the pets. The tenant must comply with the Companion Animals Act.

If a tenant's animals cause a nuisance or annoyance to neighbours, SGCH may require the tenant to remove their pets.

Pet owners must meet a number of obligations under the Companion Animals Act, particularly if a person owns dogs and cats. The Act:

- Stipulates that animals must be kept under effective control and not allowed to roam, and
- Limits the number of pets that can be kept on a property.

Tenants must maintain the property in a reasonable standard internally and externally.

When assessing a request to keep a pet, SGCH will consider:

- The amount of open space available on the property.



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- The requirements of the local council.
- How long the tenant has owned the particular pet.
- The size and type of animal and its suitability to the property.
- The likelihood of damage to the property by the pet.
- The likelihood of interference with neighbours, even if the neighbours have not yet made a complaint.