



RENTAL REFORMS - PETS

The third and final in our series on the main reforms beginning on 1 Oct, we look at the emotive issue of approving pets at rental properties.

As of 1st October, a Lessor cannot simply refuse a request for a pet without a prescribed reason as permitted under the RTRA Act. We cannot advertise 'No Pets Allowed' or apply a blanket pet prohibition.

If your tenant wishes to keep a pet during their tenancy, they must complete and submit the approved RTA form 'Request for approval to keep a pet in rental property'. Once we receive this request, we must respond in writing with your decision **within 14 days**.

If you APPROVE of the pet, you may specify reasonable conditions in your response.

Examples of a reasonable condition might be:

- The pet must remain outside (if the pet is not a type of pet ordinarily kept inside. Note this is difficult to monitor or prove).
- The tenant must arrange professional fumigation of the property at the end of their tenancy (if the pet is capable of carrying parasites that could infest the property)
- The tenant must have the carpets professionally cleaned at the end of the tenancy (only if the pet is allowed to be kept inside).

If you REFUSE the pet, you must specify a reason that is outlined in the legislation.

The reasons for refusal could be:

- Keeping the pet would exceed a reasonable number of animals being kept at the premises.
- The premises are unsuitable for keeping the pet because of a lack of appropriate fencing, open space, or another item necessary to humanely accommodate the pet.

- Keeping the pet is likely to cause damage to the premises and in addition could or would be likely to result in damage that could not practically be repaired for a cost less than the rental bond for the premises.
- Keeping the pet would pose an unacceptable risk to the health and safety of a person, including, for example, because the pet is venomous.
- Keeping the pet would contravene a law.
- Keeping the pet would contravene a body corporate by-law.
- The tenant has not agreed to the reasonable conditions proposed by the owner for approval to keep the pet.
- The animal stated in the request is not a pet.

If the Lessor/Agent does not respond to the request in time (within 14 days) or the response is not compliant, approval will be deemed as granted and the tenant can keep the pet at the property without conditions.

For this reason, it is imperative that you reply to any pet requests as soon as you receive them because as your agent, we do not have the authority to simply refuse the request for a pet if it is reasonable. It is also an opportunity for you to have input into any special conditions.

Note that if the tenant disagrees with the grounds of refusal or conditions for approval, they can apply to QCAT for a ruling.

For more information on these important changes to tenancy law, visit the RTA website:

<https://www.rta.qld.gov.au/rental-law-changes/resources>

SEPTEMBER LEASING REPORT

Although vacancy rates continue at all-time lows, the 'heat' seems to have gone from the rental market. We are experiencing fewer enquiries and properties priced above the market are sitting for longer.

It appears that many tenants are not taking their chances on the ever-tightening rental market and where possible, choosing to stay where they are for fear of having nowhere to go.

REIQ 2022 Awards for Excellence

We are thrilled to announce that we are once again finalists in the prestigious REIQ Awards for Excellence.

This year, we are in the running for FOUR awards. Winners will be announced at the Gala Awards evening on Saturday 29th October.

Fingers crossed we take home a few more trophies!

Medium
Agency of
the Year



Contribution
to the
Community

Property
Manager
of the Year
Caroline
Duxfield



Rising Star
Property
Manager
Bree-Anna
Hill

DATES

DISBURSEMENTS

Wed 5th Oct
Wed 12th Oct
Wed 19th Oct
Wed 26th Oct

MONTHLY STATEMENT

Tues 1st Nov

OFFICE HOLIDAYS

Queen's Birthday
Mon 3rd Oct

Team Training /
Melbourne Cup Day
Tues 1st Nov

CLIENT SURVEY

The past year has brought many changes, and we would love to hear feedback (good and bad) from our valued clients.

To this end, I will be sending out a quick survey in the next week.

Please take a moment to complete the survey to assist us with continual service improvement.

*Regards,
Laura Valenti*