



Keeping pets

Information for landlords

As a landlord it is important to know what to do if your tenants want to keep pets in your property, during their tenancy.

This leaflet tells you about:

- What the tenancy agreement states
- Checks to do before a new tenancy
- Tenant seeking permission during the tenancy

The tenancy agreement

The agreement should always make clear the policy on pets, if they are allowed pets and how a tenant can get permission to move a pet in the property.

Checks to do before a new tenancy

Always check if potential tenants have any pets.

As a landlord it is your choice whether to accept pets in the property. You may wish to consider the type of pet an applicant has before deciding whether to accept or decline.

If you are a leaseholder, you need to make sure that by allowing pets you are not in violation of your lease. Check the pet policy with your management company before agreeing that your prospective tenant(s) can have pets in your property.

Should you allow the tenants to keep pets, you may wish to insert a pet clause into the tenancy agreement which makes clear the expectation with regards to the tenant paying towards professional cleaning at the end of the tenancy and to remedy any damages caused at the property by the pets.

Tenant seeking permission during the tenancy

If your tenant(s) would like to bring an animal or pet into your property during the tenancy, even temporarily, they need to get your permission in writing before they do.

Once again, it is your choice whether to accept pets in the property.

You will need to check against your tenancy deposit protection scheme rules on pets.

For more information, please contact the Private Sector Housing team by email: pshousing@dacorum.gov.uk or telephone: **01442 228000** and ask for **Private Sector Housing** when prompted.

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