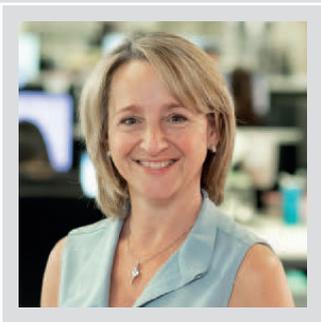


Being a responsible tenant with a pet



Suzy Hershman
Head of Dispute Resolution

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Bear in mind that if your Landlord accepts your tenancy application, which includes your pet, you may be responsible for certain extra costs at the end of the tenancy, which are reasonable. Make sure you have **written permission** from your Landlord to keep a pet in the property; preferably written into your tenancy agreement. You may have additional requirements which are reasonable in the circumstances and you should bear in mind.

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Be prepared to:

- » Sign an Additional Clause accepting responsibility for any additional damage caused by the pet; this can be made at any time during the tenancy depending on when you bring the pet into the property.
- » Pay a higher deposit, which acknowledges that there is greater potential for damage and costs at the end of the tenancy.
- » Sign an agreement for specialist cleaning at the end of the tenancy, if required.
- » Pay a separate non-refundable payment for cleaning or fumigation/de-infestation which may need to be done after the tenancy has ended. Fleas and pests associated with animals often do not become apparent for some time and therefore it is unfair for the Landlord to be responsible for the costs at a later date.
- » Report any damage that occurs; be open and honest and accept responsibility for costs to make good.

In order to minimise any potential for these costs you should act responsibly during the term and maintain the property in the best possible manner as well as look after your pet and their health; e.g. regular vaccinations, flea treatments.

Be aware of the condition recorded in the check-in inspection and note that this will be the condition you will be expected to return it at the end of the term, after fair wear and tear. Damage caused by your pet will not be considered fair wear and tear!

Do not:

- » Sneak a pet into the Property. This may result in the termination of your tenancy and may even cause the Landlord to be in breach of his own leasehold agreement. Any potential liability could be transferred to you.
- » Allow your animal to mess in the property, gardens or on footpaths without clearing it up on a regular basis.
- » Allow your animal to cause a nuisance to neighbours, noise being the most common. Under the Environmental Protection Act 1990, a local authority can serve dog owners with an abatement notice if their dog is considered a statutory nuisance by barking consistently and excessively. An abatement notice will require the abatement or restriction of the nuisance. Failure to comply with an abatement notice can result in a fine of up to £5,000.