

Pet Policy

This Pet Policy outlines how tenants may keep pets in properties managed by Rent UK Property, in line with the Renters' Rights Act 2025 and the Tenant Fees Act 2019.

1. **Right to request a pet.** Tenants have the right to ask to keep a pet. Requests must be made in writing and describe the pet (for example species, breed, size and age). We will reply in writing within 28 days. This is extended by 7 days after the tenant gives any extra information we reasonably ask for, or to 7 days after a superior landlord replies if their consent is needed.
2. **Reasonable decisions.** We will not unreasonably refuse a request. We may refuse, giving written reasons, where keeping the pet would breach a superior landlord's terms or consent is withheld, or where there is another reasonable ground, such as the property being too small for the animal, the pet being illegal to keep, or another occupier's allergy.
3. **Conditions.** We may give consent subject to reasonable conditions. The type and number of pets agreed will be recorded in writing, and keeping other or additional pets requires a new request.
4. **No extra charges.** No extra rent, fee, holding deposit or additional deposit is charged because a tenant keeps a pet, and pet owners are not asked to offer a higher rent. The tenancy deposit remains subject to the normal Tenant Fees Act cap.
5. **Guarantors and references.** Guarantor requirements are based on affordability and referencing and apply to all applicants equally, whether or not they have pets. To help us consider a request, we may ask for information about the pet, such as a reference from a previous landlord.
6. **Care of pets.** Tenants must not leave their pets in the property when they are away unless arrangements have been made for their care.
7. **Animal welfare.** Tenants are responsible for their pets in accordance with the Animal Welfare Act 2006. If Rent UK believes that a pet kept in the property has been neglected or abandoned, it will be reported to an appropriate animal welfare organisation.
8. **Cleanliness.** Tenants are responsible for keeping all areas of the property clean and free from parasites, such as fleas. If a pet has lived at the property, it must be returned in the same state of cleanliness as at the start of the tenancy, including treatment for fleas or other parasites where needed. If we have to arrange this, we may recover the reasonable, evidenced cost from the tenancy deposit under the deposit scheme's process.
9. **Damage.** Tenants are responsible for damage to the property or garden caused by their pet, beyond fair wear and tear. At the end of the tenancy, the reasonable, evidenced cost of putting right pet damage may be deducted from the tenancy deposit under the deposit scheme's process. Tenants may choose to take out pet insurance, but this is not a requirement.
10. **Nuisance.** Tenants must ensure their pets do not cause a nuisance to neighbours, including excessive noise.
11. **Fouling.** Pets must not be allowed to foul inside the property, except for caged pets and pets trained to use a litter tray. Any pet faeces must be removed immediately from the garden or outside areas and disposed of safely and hygienically.
12. **Dangerous wild animals.** Any animal that requires a licence under the Dangerous Wild Animals Act 1976 may not be kept at the property.
13. **Prohibited dogs.** Any dog of a type prohibited under the Dangerous Dogs Act 1991 (including the American XL Bully type) may not be kept at the property, unless it is covered by a valid Certificate of Exemption on the Index of Exempted Dogs.
14. **Breeding and selling.** Tenants may not breed animals or offer for sale any animal in the property.
15. **Assistance animals.** Assistance dogs and other assistance animals are not treated as pets under this policy. We will make reasonable adjustments in line with the Equality Act 2010, and no charge is made. Emotional support animals are treated in the same way as any other pet.