

POLICY 1.12 PETS

OVERVIEW

This policy explains how ILV manages pets in its properties.

The policy applies to all residents in ILV properties and tenancies managed by ILV (we, our, us).

WORD LIST

Tenancy Tribunal: An independent body which deals with certain kinds of disputes between landlords and tenants.

In NSW it is the NSW Civil and Administrative Tribunal.

POLICY

We understand keeping a pet can have many benefits.

We support residents having a pet where possible and practical. This policy outlines:

- What you need to do if you want a pet
- If we agree you can have a pet
- If we say you can no longer have a pet
- What you can do if you are not happy with a decision we made about a pet.

IF YOU WANT A PET

You need to ask us (get our permission) before getting a pet.

Speak to our staff or email us (info@ilv.org.au).

Tell us:

- The type of animal e.g. bird, rabbit, dog
- The size and breed (for dogs)
- Who will look after it
- Where and how it will go to the toilet (for apartments)
- Whether your support service provider agrees to you having a pet (SDA, MTA properties).

We will consider:

- If the pet might cause problems for your neighbours
- If the property is suitable for the type and size of pet you want
- If the local council has any rules about pets
- If the building has any rules about pets
- How long you have had the pet (for new residents)
- If the pet might cause damage to your property
- If the pet is a companion animal

Policy No: 1.12	Name: Pets		
Approved by: Board	Version: 1.4	Review Date: Sep 2023	Page 1
Date Approved: 18 Dec 20			

- Whether your support provider agrees to you having a pet (SDA, MTA properties).

We will not approve any dogs classed as restricted or dangerous.

We will aim to give you our decision about a pet within 14 days of you asking.

IF WE AGREE THAT YOU CAN HAVE A PET

If we approve you having a pet, you have a number of responsibilities including:

- Caring for your pet
- Making sure your pet is not a nuisance for the neighbours e.g. persistently making a noise, straying, interfering with other people's property, harming or threatening other people
- Keeping your pet under control in communal areas
- Following any local council regulations or applicable laws

You are responsible for the cost of repairing any damage your pet causes to your property

WITHDRAWING APPROVAL TO HAVE A PET

We may withdraw our approval if your pet becomes a nuisance to neighbours or breaches any laws or regulations.

We will then ask you to remove the pet from the property.

If you do not remove a pet after we ask you, we may apply to the Tenancy Tribunal to have the pet removed or issue a termination notice (notice to end your tenancy).

IF YOU ARE NOT HAPPY WITH OUR DECISION ABOUT A PET

If you are not happy with the decision/s we make about a pet, you can:

- Speak to our staff about why we made that decision
- Ask for a review of the decision (Refer to ILV Policy 1.4 Appeals)

Policy No: 1.12	Name: Pets		
Approved by: Board	Version: 1.4	Review Date: Sep 2023	Page 2
Date Approved: 18 Dec 20			

RELATED POLICIES, LEGISLATION OR OTHER RESOURCES

Legislation and Guidelines

- Applicable tenancy legislation
 - Residential Tenancy Act 2010 (NSW)
 - Residential Tenancies Regulation 2019 (NSW)
- Companion Animals Legislation
 - o Companion Animals Act 1998

Resources

- Tenanthehelp Tenanthehelp.com.au (State specific information for tenants)
- Disability Housing Information line 1800 843 929 or email housinginfo@pwd.org.au Information for people living in SDA properties and their supporters

Policy No: 1.12	Name: Pets		
Approved by: Board	Version: 1.4	Review Date: Sep 2023	Page 3
Date Approved: 18 Dec 20			