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PET CONSENT REQUEST

Residential Tenancies Act 1997 (ACT) — Sections 71AE–71AF

Your rights when requesting to keep a pet — the lessor must apply to ACAT to refuse

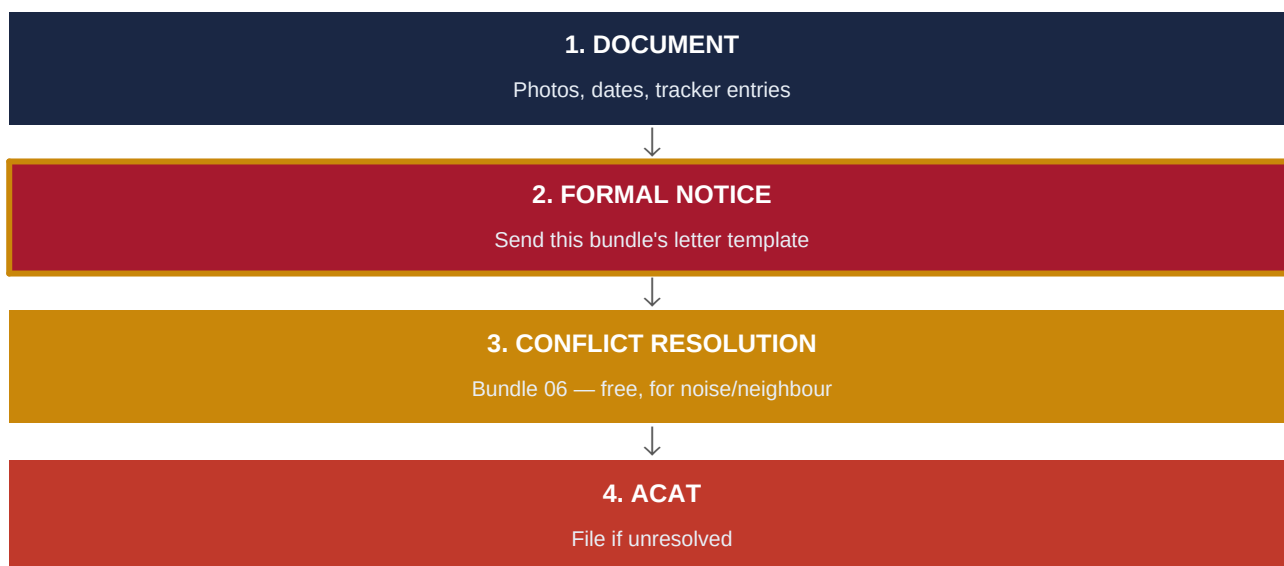
WHEN TO USE THIS BUNDLE

Use this bundle when you want to request approval to keep a pet at your rental property.

KNOW THE LAW — THE RIGHT TO REQUEST AN ANIMAL (SS.71AE–71AF)

Section 71AE lets you seek your lessor's consent to keep an animal on the premises. If the lessor wants to refuse, s.71AF requires them to apply to ACAT for that refusal — a bare 'no' is not, on its own, sufficient.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



The highlighted box shows where this bundle fits in the journey.

10

STEPS TO SUCCESS

Residential Tenancies Act 1997 (ACT) — Sections 71AE–71AF

ACT — ACAT

01 Put your request in writing

Include the pet's type, breed, and any relevant credentials.

02 Build the pet's credentials file

Registration, desexing certificate, vaccination records, and references if available.

03 Send the request and keep a copy

Log the date sent.

04 Check whether a refusal properly applies to ACAT

A refusal that doesn't go through the required ACAT application process may not be effective.

05 Escalate if needed

Seek advice and consider raising the matter at ACAT yourself (Bundle 06) if the process isn't followed.

IF YOU NEED TO ESCALATE — WHAT ACAT CAN ORDER

ACAT decides refusal applications under s.71AF — if the lessor hasn't properly applied, their refusal may carry no legal weight.

★ GOOD TO KNOW — THE LESSOR MUST APPLY TO ACAT TO REFUSE — NOT JUST SAY NO

This is a distinctive feature of the ACT's pet provisions: unlike a simple consent process, a refusal here requires the lessor to take formal steps at ACAT under s.71AF.

■ CRITICAL — A REFUSAL MUST GO THROUGH ACAT — NOT JUST BE STATED

Under s.71AF, the lessor must apply to ACAT to refuse your request — check this has actually happened before treating a refusal as final.

TEMPLATE — PET CONSENT REQUEST

Residential Tenancies Act 1997 (ACT) — Sections 71AE–71AF

1. COPY

Copy the letter below into a new email

2. FILL

Replace every **[bracketed]** field with your details

3. SEND

Email it — request a read receipt, save a copy

*Fill in every **[bracketed]** field, then send via email — request a read receipt.*

SUBJECT:

REQUEST TO KEEP AN ANIMAL: [Insert Property Address]

I am writing to formally request approval to keep an animal at the above-referenced property, pursuant to Section 71AE of the Residential Tenancies Act 1997.

1. REQUEST DETAILS

- Pet: **[Insert pet type, breed, and description]**
- Credentials: **[Registration, desexing certificate, vaccination records, references — attached]**

2. IF REFUSED

- Should this request be refused, I understand that under Section 71AF you are required to apply to ACAT for that refusal.
- If no such application is made, I intend to raise this matter with ACAT myself.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]