

10

PET CONSENT REQUEST

Residential Tenancies Act 2010 (NSW) — Sections 70A–70D (in force 19 May 2025)

Your right to keep a pet — and the 21-day clock that runs against the landlord

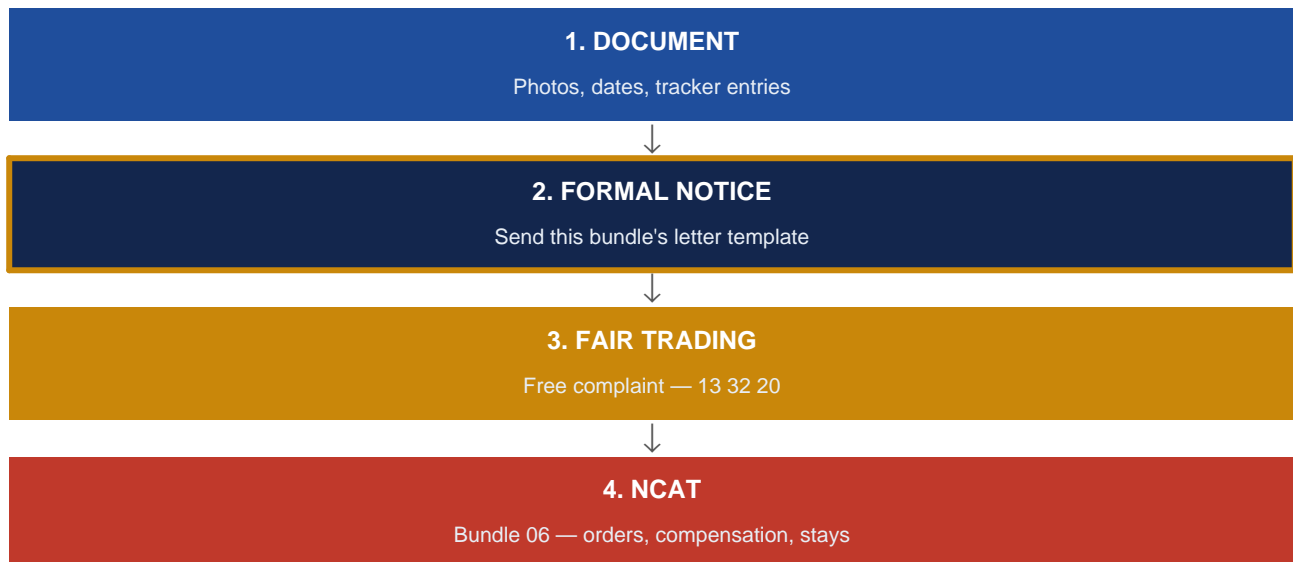
WHEN TO USE THIS BUNDLE

Use this bundle when you want to keep a pet in your rental. Since 19 May 2025 the process is a formal application with a statutory clock — not a negotiation. Send the form, diarise 21 days, and document everything.

KNOW THE LAW — PET REQUESTS AND DEEMED CONSENT (SS.70A–70D)

Since 19 May 2025, NSW landlords cannot refuse a pet without a prescribed reason. You apply in writing using the prescribed form. The landlord has 21 days to respond: consent, consent with reasonable conditions, or refusal on a prescribed ground given in writing. If they do not respond within 21 days, consent is deemed given. A flat 'no pets policy' is not a lawful ground, and the burden of justifying refusal sits with the landlord.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



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

01 Use the prescribed form

Download the pet application form from fairtrading.nsw.gov.au and complete it fully — the prescribed form is what starts the 21-day clock.

02 Send it and diarise the 21-day deadline

Send by email for the timestamp and note the deadline in your tracker immediately. That date is the whole game.

03 Build the pet's credentials file

Registration, desexing certificate, vaccination records, references from previous rentals. If the refusal is challenged, credentials defeat generic objections.

04 Know what each response means

Written consent: done. Silence for 21 days: consent deemed — keep proof of the send date. Refusal must cite a prescribed ground in writing; anything else is invalid. Conditions must be reasonable.

05 Challenge an invalid refusal

A refusal without a prescribed ground, or unreasonable conditions, can be challenged at NCAT — use Bundle 06 with your application, their response, and the credentials file.

IF YOU NEED TO ESCALATE — WHAT NCAT CAN ORDER

NCAT can review a refusal or conditions: the landlord must establish a prescribed ground applies, and conditions must be reasonable. Where consent was deemed by silence, NCAT will treat it as valid — keep dated proof of when you sent the prescribed form.

★ GOOD TO KNOW — SILENCE MEANS YES

This is one of the strongest renter rights in the 2025 reforms: if the landlord does not respond to your prescribed-form application within 21 days, consent is deemed given. Keep dated proof of the application — that proof is your pet's licence.

■ CRITICAL — THE LANDLORD CANNOT JUST SAY NO

Refusal is only lawful on a prescribed ground, given in writing, within 21 days. A 'no pets policy', a verbal no, or silence past the deadline have no legal effect — silence is deemed consent. The burden of justifying refusal sits with the landlord, not you.

■ CRITICAL — CONDITIONS MUST BE REASONABLE

Consent can carry reasonable conditions (e.g. carpet cleaning where a pet is kept inside), but not unreasonable ones — and additional 'pet bonds' above the statutory bond are not permitted. Decline unlawful conditions in writing and keep the demand as evidence.

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

Send this *WITH* the prescribed pet application form attached — download it at nsw.gov.au. Fill in every **[bracketed]** field, then send via email — request a read receipt.

SUBJECT:**PET APPLICATION — PRESCRIBED FORM ATTACHED (ss.70A–70D): [Insert Property Address]**

Please find attached my completed pet application under Sections 70A–70D of the Residential Tenancies Act 2010, submitted **[Insert Date]**.

1. APPLICATION DETAILS

- Pet: **[Type, breed, age — e.g., desexed female kelpie, 3 years]**
- The pet is **[registered / desexed / vaccinated — list what applies]**. Supporting documents are attached: **[registration, vet records, references]**.

2. THE STATUTORY PROCESS

- You have 21 days from receipt of this application to respond — that is, by **[Insert Date + 21 days]**.
- Refusal is only available on a prescribed ground and must be given in writing. If no response is received within 21 days, consent is deemed to have been given.
- Any conditions attached to consent must be reasonable, and no additional bond may be required.

3. RECORD KEEPING

- This application, its attachments, and the date of service are logged in my tenancy records.
- I would welcome your written consent before the deadline so we can close this out simply.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]