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PET REQUEST

Residential Tenancies Act 1999 (NT) — Sections 65A–65B

Your rights when requesting to keep a pet — a 14-day deemed-consent clock applies

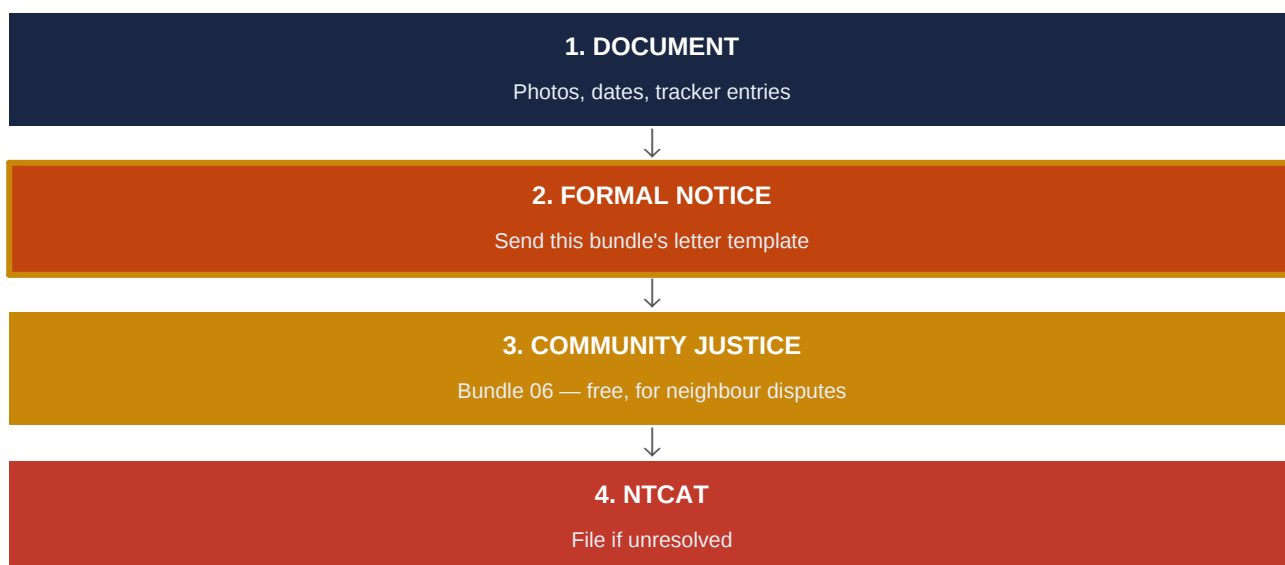
WHEN TO USE THIS BUNDLE

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

KNOW THE LAW — THE RIGHT TO REQUEST A PET (SS.65A–65B)

Section 65A lets you keep a pet if you first give the landlord written notice describing it. The landlord then has 14 days to object AND actually apply to NTCAT under s.65B — if they don't file within that window, you may keep the pet.

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 1999 (NT) — Sections 65A–65B

NT — NTCAT

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 calculate the 14-day deadline immediately

Log the date sent and the deadline the same day.

04 Do not keep the pet during the 14-day objection window

Section 65A(4) requires you to wait out the 14 days before bringing the pet onto the premises.

05 Check whether the landlord actually applied to NTCAT

A bare objection letter is not enough — the landlord must file at NTCAT within the 14 days.

IF YOU NEED TO ESCALATE — WHAT NTCAT CAN ORDER

If the landlord objects but doesn't apply to NTCAT within 14 days, deemed consent applies under s.65A(5) and you may keep the pet without further action.

★ GOOD TO KNOW — THE 14-DAY CLOCK REQUIRES THE LANDLORD TO ACTUALLY FILE AT NTCAT

An objection letter alone does not stop you — the landlord must apply to NTCAT under s.65B within the 14-day window. If they only send a letter and never file, you are entitled to keep the pet.

■ CRITICAL — DO NOT KEEP THE PET DURING THE 14-DAY WINDOW

Section 65A(4) requires you to wait out the full 14 days before bringing the pet onto the premises.

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 A PET: **[Insert Property Address]**

I am writing to formally give notice of my proposal to keep a pet at the above-referenced property, pursuant to Section 65A of the Residential Tenancies Act 1999.

1. REQUEST DETAILS

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

2. THE 14-DAY WINDOW

- I understand you have 14 days from receipt of this notice to object and apply to NTCAT under Section 65B.
- If no such application is made within that period, I will keep the pet on the premises in accordance with Section 65A(5).

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]