

Introduction

This policy applies to our residents who would like to keep a pet in their DifRent Homes. Our service aims to provide a safe and hygienic environment for all tenants, as well as promote the responsible and appropriate welfare of any animals kept within our properties.

Policy

1. Maximum of two Cats / Dogs per property.
2. Tenant(s) wishing to keep an additional pet after moving into the property must first apply for permission via the DifRent Team in writing.
3. Tenant(s) wishing to keep a pet must make a 'Pet Application' for approval by the DifRent Team.
4. For certain pets such as Cats and Dogs, there will be a specific pet clause within the tenancy agreement or the tenant(s) or you will be required to sign a pet addendum. If DifRent are not notified that a tenant has a pet, we reserve the right to either serve notice or to serve your tenancy with an addendum.
5. Dogs must be kept under control and on a lead in any public place, communal areas and walkways.
6. Tenant(s) will be responsible for their pets in accordance with the Animal Welfare Act 2006. If the DifRent Team believes that a pet kept in the property has been neglected or abandoned, they will report it to an appropriate animal welfare organisation, following the Animal Welfare process.
7. Tenant(s) must not leave the pet(s) unattended at the premises for a sustained long period time. Tenant(s) must ensure that the pet will not escape from the property and/or cause damage to the property or building if they are left unsupervised.
8. Tenant(s) must ensure that the pet(s) are vaccinated and regularly treated for fleas and worms (if appropriate). Tenant(s) will be required to provide evidence of this from their veterinary surgeon prior to the commencement of their tenancy or upon request by DifRent. The tenant(s) are responsible that once a puppy / kitten is of the right age they get the appropriate vaccinations.
9. Tenant(s) are to ensure that the premises are cleaned before vacating, ensuring that the carpets are treated for any infestations such as fleas and mites. Tenant(s) are responsible for keeping all areas of the property clean and free from parasites throughout the tenancy, such as fleas. If fleas are evident then DifRent reserve the right to serve notice and appropriate amounts would be deducted from the deposit at the end of the tenancy.

10. Tenant(s) must ensure pets do not cause a nuisance to other residents or their guests. This includes excessive noise and being aggressive. If this is not abided to DifRent have the right to serve notice upon the tenancy and will report to the appropriate government body.
11. Pets must not be allowed to foul inside the property, except for caged pets and pets trained to use a litter tray.
12. Tenant(s) may not breed animals or offer for sale any animal in the property.
13. Any animal listed in the schedule of the Dangerous Wild Animals Act 1976 may not be kept at the property.
14. Any dog listed under the Dangerous Dogs Act 1991 may not be kept at the property with the exception of dogs registered on the Index of Exempted Dogs.
15. Tenant(s) are responsible for procuring adequate insurance for their pet through the term of the tenancy.
16. DifRent only allow a maximum of 10% of our houses, by developments, to house Dogs / Cats. Any additional pets permitted on to a development that has exceeded this quota are at the sole discretion of DifRent.
17. On inspection days, we require tenants to ensure their pet is confined to a specific room or the tenant must arrange for the pet not to be at the property.
18. Pets are not allowed in our apartments, unless otherwise advertised.
19. Guide dogs are permitted in any of our properties. Tenant(s) requiring a Guide Dog must still complete a pet application form, and may be asked to provide appropriate certification.