

This document is an internal record of the landlord’s reasonable consideration of whether to grant the request for a pet at the following property:

**Deadline for responding to the request**

*From 1 May 2026, if you are letting the tenancy on an assured tenancy, usually, you must respond to a pet request within 28 days of the tenant seeking consent, unless the tenant agreed to a later date.*

*You may extend this deadline beyond 28 days if you request further information from the tenant or seek the superior landlord’s consent within 28 days. In these cases, you don’t need to respond until 7 days after you receive a response or within 28 days (whichever is later).*

Date of initial request in writing:				
Further information requested from the tenant:	Y/N		Date:	
Superior landlord’s consent sought:	Y/N		Date:	
Response received on:				
Deadline for responding to tenant:				

**Considering the pet request**

*Unless your agreement with your superior landlord prohibits pets, then you will have to consider whether it is reasonable to allow permission for the pet on a case-by-case basis. You may not unreasonably refuse a request for a pet and, in many cases, it will be reasonable to allow the pet to reside in the property.*

*When considering whether to grant or refuse consent, then consider the [Government’s guidance on refusing a pet request](#). Specifically that it will usually not be reasonable to refuse if you:*

- *do not like pets*
- *have had issues with tenants who had pets in the past*
- *have had previous tenants with pets who damaged the property*
- *have general concerns about potential damage in the future*
- *think a pet might affect future rentals*
- *know the tenant needs an assistance animal, such as a guide dog*

*If you do refuse the request, then the tenant may apply to court if they believe you have refused unreasonably. Keeping a record of why you have made your decision will provide evidence that your response was reasonable, proportionate and specific to the pet that was requested.*

**Details about the pet**

*Attach the pet request form to this document or include the relevant information provided by your tenant here.*

**Is there a superior landlord who has refused consent to the pet?**

*It will be reasonable to refuse a request if the superior landlord has refused consent. Evidence this by providing details of the clause in the superior lease banning pets, or the steps you took to obtain the consent of the superior landlord and their refusal to grant permission.*

**Is the pet potentially dangerous or illegal? If so, is there any evidence to show the owner has taken steps to mitigate the risks?**

*For example, is the animal listed in The Dangerous Wild Animals Act 1976 or the Dangerous Dogs Act 1991. If so, are they listed on exemptions register or do they hold an appropriate licence to keep the animal?*

**Is the tenant likely to move in the near future, or are there any concerns with the tenancy (such as rent arrears) that may mean you start possession proceedings?**

*Some pets may struggle with the disruption of moving regularly so if a tenancy is ending soon, it may not be an ideal time to introduce a new pet to the property.*

**Is the property suitable for the pet?**

*Consider the type, size, temperament, age and breed of the pet against the property. Is the property an appropriate size for that pet? Does it have appropriate facilities for the pet's needs?*

*For example -*

- *A small flat with no garden may be unsuitable for a large, energetic breed of dog or a cat that requires outdoor space, but it may be suitable for a smaller dog or a small pet such as a hamster.*
- *On the other hand, a large house with a garden will usually be suitable for a much wider range of pets*

**Are there any other pets living in the property?**

*Consider whether the existing pet and the new pet will be able to co-exist, whether there is enough space in the property, and what steps will the tenant take to prevent stress and disruption to an existing pet.*

*Also consider how they treat the existing pet and whether you have received complaints about that pet's behaviour in the past.*

**Is the pet neutered or is it likely to breed while living in the property?**

*Consider whether the property has sufficient space if the pet breeds. Consider also whether the pet might be bred commercially by the tenant.*

**Is the tenancy a house in multiple occupation (HMO)?**

*If the HMO is a joint tenancy, consider whether all tenants have consented to the pet request.*

*If the tenant is only letting a room, then you should check whether the other tenants have allergies or would object to another tenant's pet in the communal spaces. Some pets may also find it disruptive if other residents are changing regularly.*

*Consider also whether there is space for that particular pet to live most of its time in one room. Larger pets who need to roam are less likely to be reasonable than small pets.*

**Has the tenant agreed to follow a reasonable pet behaviour policy or a set of conditions around the pet's behaviour while they live in the property?**

*Once consent is granted it may not be withdrawn but you may set reasonable conditions that require the tenant to look after the pet, and prevent the pet damaging the property or cause a nuisance. It will usually be more reasonable to grant consent if the tenant has agreed to abide by these rules.*

**Any other relevant considerations**

*Include anything else you think is relevant. Consider the [Government's guidance](#) when deciding whether it is relevant though.*

**Is the pet request approved (Y/N):**

**Date of decision:**

**Permission granted / declined letter sent on:**