

PET POLICY

1.0 PURPOSE AND SCOPE

This policy outlines EACH Housing Limited's (EHL) approach to assessing applications from renters who wish to keep a pet in their home. EHL recognises that pets can provide companionship, support, and enhance the wellbeing of renters.

This policy applies to all long-term rental properties owned or managed by EHL, including those under lease agreements, unless otherwise restricted by third-party ownership conditions (e.g. strata by-laws or head leasing arrangements).

2.0 POLICY STATEMENT

2.1 Applying for permission to keep a pet

All renters are entitled to apply for permission to keep a pet. EHL supports pet ownership where it is appropriate to the property and does not interfere with the safety, amenity, or quiet enjoyment of neighbours.

To apply, renters must complete a Pet Request Form and submit it to their Housing Coordinator. Written approval must be granted by EHL before a pet is brought into the property.

2.2 EHL Considerations

EHL will assess pet applications on a case-by-case basis, taking into account:

- The type, breed, and size of the animal
- Whether the property is suitable for keeping the pet
- Whether the animal is an approved assistance or service animal for a person with disability
- The animal's potential or past behaviour, including any nuisance, disturbance, or safety concerns
- Any property-specific restrictions, such as:
 - Strata or Owners Corporation rules
 - Third-party ownership or head leasing arrangements where EHL does not have sole authority to approve pets

Renters must also agree to comply with local council regulations relating to pet ownership, including pet registration, microchipping, de-sexing, and noise or nuisance control. Failure to comply with local council rules or registration requirements may result in the withdrawal of permission to keep a pet.

Restricted dog breeds, as defined under the *Domestic Animals Act 1994 (Vic)*, and dogs declared dangerous by a council or court will not be approved.

Unless otherwise agreed in writing, renters may keep a maximum of **two pets per household**.

Dogs must be kept on a leash in any shared or common areas of EHL properties.

2.3 Indoor Pets and Property Care

Renters who keep pets indoors may be required to:

- Professionally steam-clean carpets annually and/or at the end of the tenancy

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- Undertake pest control or fumigation, especially where the pet may have caused infestations or hygiene issues

These requirements may be included in the pet approval conditions or rental agreement.

2.4 Nuisance or Problematic Pets

If a pet causes ongoing nuisance, disturbance, damage to the property, or breaches local council laws or registration requirements, EHL may withdraw approval to keep the pet.

Where appropriate, renters will be given the opportunity to resolve the issue before further action is taken.

3.0 DEFINITIONS

Assistance or Service Animal	A dog that is individually trained to perform tasks or support a person with a disability, as defined under the <i>Disability Discrimination Act 1992 (Cth)</i> . This may include guiding, alerting, or assisting with daily activities. Other species are not considered service animals under the law.
Restricted Breed	A dog breed that is restricted under the <i>Domestic Animals Act 1994 (Vic)</i> . These include, but are not limited to: • American Pit Bull Terrier • Japanese Tosa • Dogo Argentino • Fila Brasileiro • Perro de Presa Canario
Dangerous Dog	A dog that has been declared dangerous by a local council or court due to aggressive behaviour, attacks, or being trained to attack. Dangerous dogs are prohibited in EHL properties.
Nuisance Animal	A pet that unreasonably interferes with the peace, comfort, or enjoyment of neighbours. Examples include excessive barking, roaming, or causing property damage.

4.0 DOCUMENT OWNER

The Manager, Housing Services EHL is the subject matter expert and person responsible for this document review.

5.0 REFERENCES AND RELATED DOCUMENTS

- Domestic Animals Act 1994
- Disability Discrimination Act 1992
- Pet Request Form
- Consumer Affairs
- Residential Tenancies Act 1997 (Vic)
- Housing Registrar (Vic) Performance Standards