



Renting with pets. 🐾

Renting with Pets Frequently Asked Questions

Landlords:

What are the benefits to renting to pet owners?

The benefits of renting to pet owners are numerous. Pet owners can often find it hard to find a place to live in London as many landlords do not allow animals in their properties and some leases restrict the keeping of pets. Demand is high due to the shortage of pet friendly properties available in London. By allowing pets into their property, landlords will open it up to a wider market, which will increase demand and reduce the amount of time the property is left empty between tenancies.

The majority of pet owners will take great care in looking after their property if allowed to keep their pet and know how difficult it is to find suitable rented accommodation and generally try to avoid distressing their pets by moving home too often. They will therefore often stay in a property for longer than the average tenants, helping to reduce the amount of time a property is empty.

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Can I charge a higher deposit to pet owners?

Landlords and agents cannot ask for a higher deposit for renting with pets, but landlords and agents can charge higher rent to pet owners. This must be made clear to you in how the property is advertised, so that tenants can make an informed decision.

Am I required to accept pets?

Tenants with well-behaved pets are able to secure a pet friendly property more easily following the introduction of the Model Tenancy Agreement (MTA). The MTA means that landlords will no longer be able to issue blanket bans on pets. Consent is automatically granted and landlords have 28 days to object in writing to a written pet request from a tenant and provide a good reason. Tenants will continue to have a legal duty to repair or cover the cost of any damage to the property – therefore protecting landlord.

Are there advantages of being a pet friendly landlord?

- Increased demand
- Responsible tenants
- Tenants stay for longer
- Avoids separating pets from their owners
- Reduce vacant periods

Am I able to take out insurance to protect against pet damage?

Many Landlord insurance companies offer protection against damage caused by pets as an additional extra. It is recommended that you check with your policy provider.