

Pet Policy Conditions

This Pet Policy outlines the conditions under which the Tenant may keep pets in the Property.

1. The Tenant is required to provide a reference for their pets from a previous landlord, letting agent or veterinary surgeon.
2. The Tenant must fill in a separate Pet Information Form for their pets, including contact details of their veterinary practice and a nominated person who will care for their pets in case of an emergency.
3. The Tenant is responsible for the health and welfare of their pets. In accordance with the Animal Welfare Act 2006 and the Animal Health and Welfare (Scotland) Act 2006, the Tenant has a duty of care to provide their pets with a suitable place to live, a suitable diet, proper exercise and adequate health care.
4. If the Landlord believes that a pet kept in the Property has been neglected or abandoned, they will report the case to an appropriate animal welfare organisation.
5. The Tenant must not leave their pets in the Property when they are away unless clear arrangements have been made for their care. Pets should be boarded elsewhere but close supervision by a neighbour may be acceptable for some animals.
6. Dogs should not be left alone in the Property for more than 4 hours at a time. The Tenant must ensure that their dogs will not cause damage to the Property if they are left unsupervised.
7. All pets must be vaccinated and regularly treated for fleas and worms (if appropriate). The Tenant may be required to provide evidence of this.
8. The Tenant must ensure that their pets do not cause a nuisance to neighbours or visitors. This includes excessive noise and damage to other people's property. Dogs must be kept under control and on a lead in all public places, communal areas and walkways.
9. Pets must not be allowed to foul inside the Property, except for caged pets and pets trained to use a litter tray. Any pet faeces must be removed immediately from the garden or outside areas and disposed of safely and hygienically.
10. The Tenant is responsible for keeping all areas of the Property clean and free from parasites, such as fleas.
11. Dogs must by law wear a collar with their owner's name and address on it when in a public place. Cats should also wear a 'snap apart' collar to enable them to be identified. Both dogs and cats should be microchipped.
12. Dogs listed under the Dangerous Dogs Act 1991 and any animal listed in the schedule of the Dangerous Wild Animals Act 1976 may not be kept in the Property.

13. The Tenant may not breed or offer for sale any animal in the Property.
14. The Tenant must not keep or suffer to be kept in or on the Property any living creature without the prior written consent of the Landlord or his Agent. Such consent will not be unreasonably withheld.