

CHANGES TO THE RENTERS' RIGHTS ACT IN MAY 2026: A TENANT'S RIGHT TO REQUEST PETS

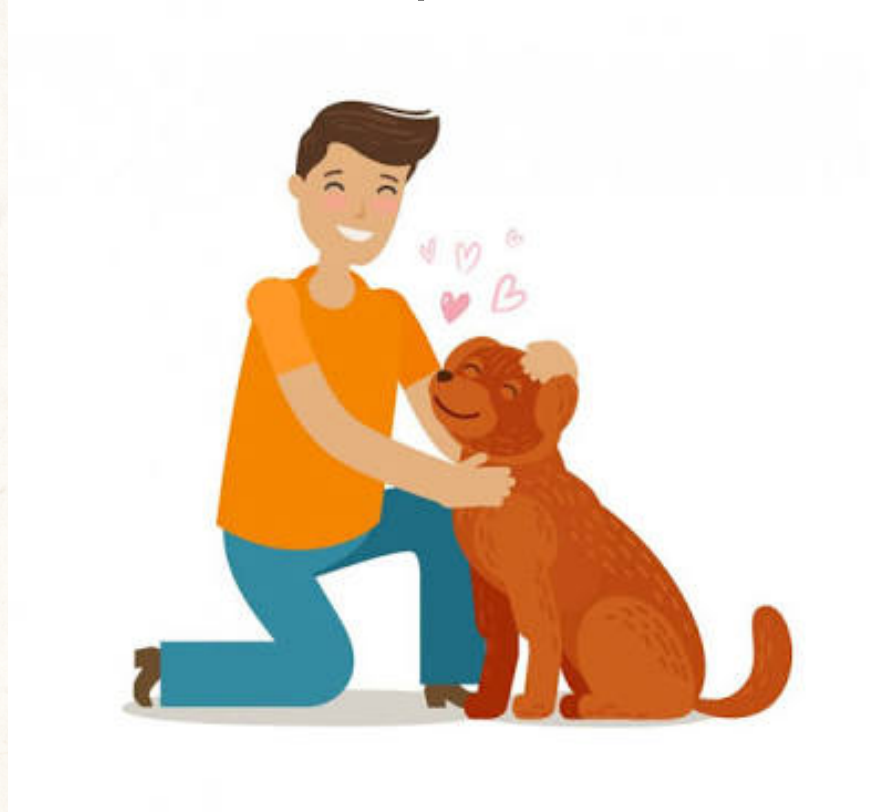


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HOW TENANTS CAN REQUEST A PET

- Tenants must make a request in writing to their landlord
- The request must include a description of the pet (e.g. type, breed, size)
- Landlords must review each request individually
- [Click here for a Template Tenant Request Letter.](#)



TIMEFRAME TO RESPOND

Landlords must:

- Respond in writing **within 28 days**
- Where further information is requested (for example, whether the pet is house-trained), the tenant should provide the additional information requested
- Once that information is received, the landlord must provide a final decision **within 7 days**
- [Click here for a Template Tenant Follow-Up Request letter](#)

If no response is given:

- Tenants may take the issue to court



CAN A LANDLORD REFUSE?

Yes—but only with a valid reason, and it must be explained in writing.

Common valid reasons include:

- Lease restrictions (e.g. building rules prohibit pets)
- The property is unsuitable (e.g. too small)
- Health and safety concerns (e.g. allergies)
- The animal is illegal to own

CHALLENGING A REFUSAL

If a tenant believes a refusal is unfair, they can:

- Complain to the Private Rented Sector Ombudsman
- Take legal action through the courts
- Lease restrictions are likely be one of the most common reasons for refusal, as landlords may be bound by the terms of a superior lease
 - In that case, a tenant may be able to challenge the lease clause that prohibits this in court

IF PERMISSION IS GRANTED

- Consent must be given **in writing**
- Once approved, it cannot be withdrawn later
- A new request is required for any additional pets



PET DAMAGE AND COSTS

- Landlords can use the tenancy deposit to cover pet-related damage
- However, landlords cannot request an additional deposit. Deposit cap: 5 weeks' rent (if annual rent is under £50,000) or 6 weeks' rent (if annual rent is £50,000 or more)
- Landlords cannot claim twice for the same damage (e.g. deposit + insurance)
- Landlords cannot require tenants to take out pet insurance

KEY TAKEAWAYS

For tenants:

- You now have a clearer right to request a pet
- Your landlord must respond within strict time limits
- You can challenge unfair refusals

For landlords:

- You must handle requests fairly and case-by-case
- You must meet legal deadlines
- Refusals must be reasonable and evidenced