	POLICY AND PROCEDURE PET POLICY	
	Document Code	CEACA-PP-010
	Date Effective	01/09/2023
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POLICY

CEACA is committed to providing affordable housing options to people living in the Wheatbelt Region. All CEACA tenants are entitled to quiet enjoyment of their home and therefore, a CEACA Pet Policy must be adhered to by all those wishing to bring a pet to site.

Pets may be allowed at CEACA’s discretion, but only under strict conditions, which must be complied with so as not to cause a nuisance or inconvenience to other tenants or visitors to the CEACA site. Tenants who wish to keep a pet shall be required to complete the Declaration Agreement attached to the Residential Tenancy Agreement. CEACA will be entitled, at their discretion, to refuse pets if they are deemed to be unsuitable for the size of the unit, breed or temperament.

CEACA reserves the right, at any time to review the approval for a pet and can cancel the agreement if they feel the pet is either causing a nuisance or is a danger to other tenants.

PURPOSE

The purpose of this policy is to inform tenants of rights and responsibilities for pet ownership if occupying one of the CEACA units.

SCOPE

This policy applies to all CEACA sites and tenants.

RESPONSIBILITIES


This assigns responsibilities to the tenant(s) or pet owner(s).

PROCEDURE

All tenants wishing to house a pet within a CEACA unit must complete a Declaration Agreement.

1. Tenants who choose to own a pet and keep a pet in their unit and have been granted permission by CEACA to have such a pet, will be solely responsible for the pet’s behaviour and any damage to the unit or grounds.
2. All such Tenants must adhere to State and Local Government laws and regulations, as well as the CEACA rules relating to pets inside the boundaries of the CEACA site.
3. Residents are responsible for their pets that excrete on any part of the CEACA site grounds and must remove the excreta forthwith by wrapping and placing it in a bin. This must be done immediately.
4. All dogs permitted outside the boundaries of the unit shall always be tethered to a lead.
5. Cats will be allowed to roam freely, however, if they cause a nuisance to other Tenants, the permission to have them on site will be reviewed and the owner may be asked to restrict their movement by installing a cat run or implementing another solution. This includes cats marking on other properties and fighting.
6. Pet owners must ensure that their premises are secure enough to prevent the escape of a pet.

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7. Pets are limited to one pet per residency, unless specifically approved otherwise in writing by CEACA.
8. Pet owners must ensure that their pet does not disturb the quiet enjoyment of other CEACA tenants.
9. Tenants who wish to have a cat or dog flap fitted to the unit may do so at their cost. The door must be returned to its original state if the tenant terminates their lease. An Alterations Request Form must be completed and formal written approval received by the tenant prior to fitting of the door.
10. Any cost to repair damage to a CEACA unit by pets will be passed on to the Tenant and the unit must be returned to its original state at termination of the Lease.
11. Tenants in breach of this Declaration Agreement may be requested by CEACA to have the pet removed from the site and the Declaration Agreement will be terminated. In addition, CEACA (or its Agent) has the right to take all necessary action (including legal proceedings) against a Tenant for breach of this Declaration Agreement as permitted by the Lease and the Tenant shall be liable to CEACA for all expenses and costs incurred.
12. If any pet, whether it be a bird, dog, cat or other is producing unreasonable levels of noise that disturbs the surrounding tenants, the Tenant will be asked to remedy or manage the situation to the satisfaction of all parties.
13. Chickens, Roosters and any type of cattle will not be approved.
14. All pet food must be stored in air-tight containers to avoid attracting vermin to the unit/complex.
15. All pet breeds will be considered, however due to the size of the unit and courtyard areas, large breeds will be reviewed and may not be approved.

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