

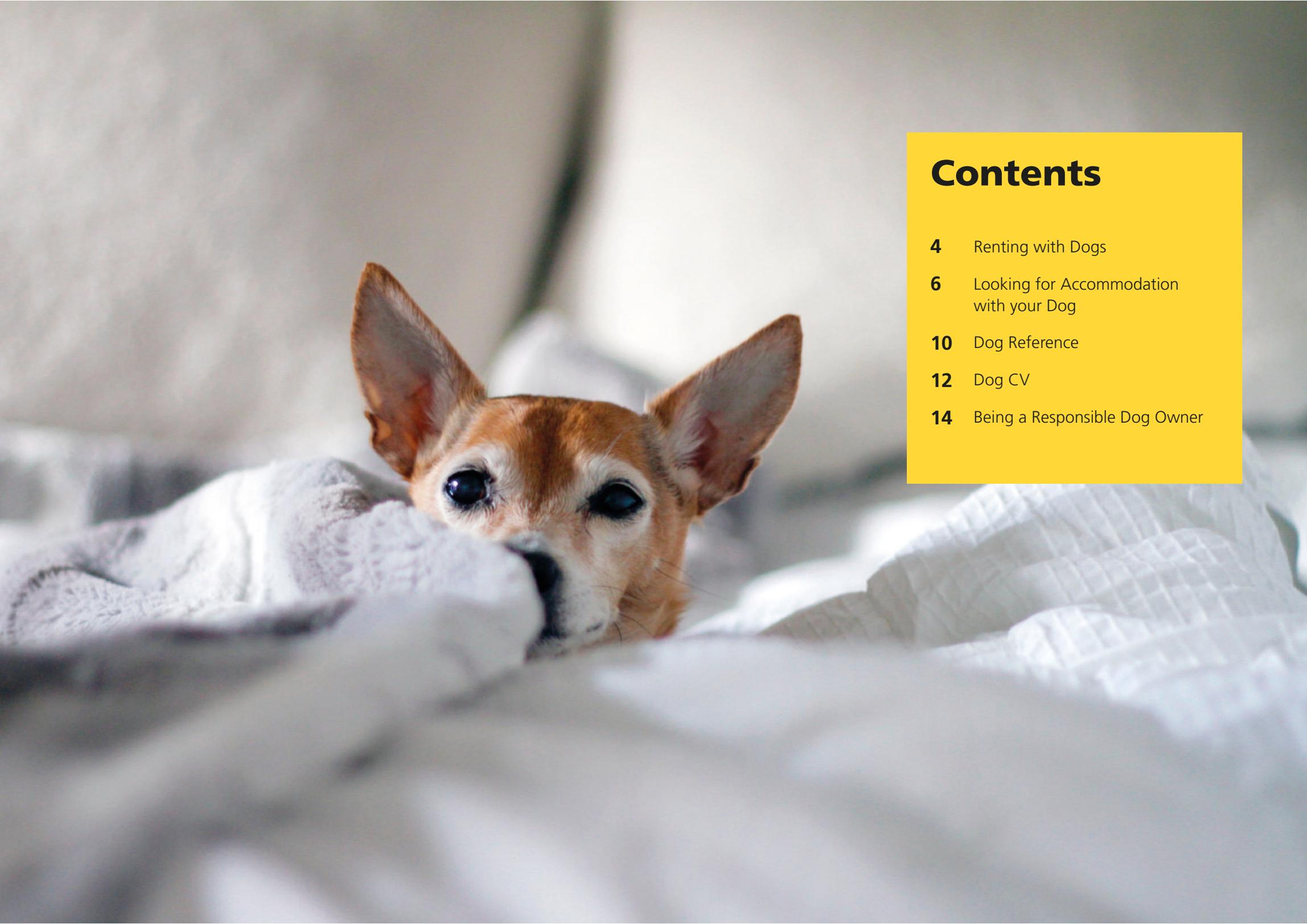
# Renting with Rover

A Guide for **Tenants**



**Dog  
Friendly  
Ireland**

Helping to make Ireland the best country in the world for dogs and their owners



## Contents

- 4** Renting with Dogs
- 6** Looking for Accommodation with your Dog
- 10** Dog Reference
- 12** Dog CV
- 14** Being a Responsible Dog Owner



# 1

## Renting with Dogs

Dogs Trust understands that finding privately rented accommodation that allows dogs can be very difficult. We know that many dog owners are forced to live in unsuitable properties or keep their dogs without consent from their landlord. In some extreme cases, owners are even forced into giving up their dog or else face becoming homeless.

We have published these guidelines to encourage landlords and letting agencies to accept dogs and help make the house hunting process easier for tenants.



# 2

## Looking for Accommodation with your Dog

When looking for accommodation with your dog, there are a number of steps you can take that may help to make the process as simple as possible:

### **🐾 Don't leave the search until the last minute**

Searching for a dog friendly property can take some time. Give yourself at least eight weeks to find somewhere. If your move is unexpected and you don't think you will have time to find a dog friendly property, consider options that will work for you and your dog until you find somewhere suitable.

### **🐾 Be as flexible as possible**

Finding a dog friendly property is tough. The more restrictive your search criteria is, the more difficult it will be to find somewhere. Being open-minded to the size, location or cost of your property may increase your chances of finding a property suitable for you and your dog.

### **🐾 Write a CV for your dog**

While it might not be exactly what comes to mind when you think of a CV, consider drawing up a CV for your dog, providing as much information about your dog for any prospective landlord. Detail your dog's name, age, properties he has stayed in, workplaces he has attended, his favourite dog friendly cafe and any training classes he has taken. Contact details for your dog's veterinary practitioner and details of your dog's vaccinations, worming and flea treatments are also good to include.

### **🐾 Get a reference for your dog**

Providing a reference from your current or past landlord is a great way to reassure your landlord that your dog has caused no damage to property in the past.

### **🐾 Introduce your dog to any potential landlords**

Meeting your dog can immediately put any potential landlord's mind at ease and dispel any fears he/she may have. Inviting a potential landlord to your current property so they can see how well behaved your dog is and that he has not caused any damage, can go a long way.

### **🐾 Offer to pay a higher deposit**

Many landlords are concerned about the damage a dog may cause to their property. To reassure any anxious landlords, you could offer to pay an extra week or two's deposit, to cover this.

### **🐾 Offer to have the property professionally cleaned**

Some landlords are not open to the option of dogs as they worry about their soft furnishings or carpets becoming dirty. Help put their mind at ease by offering to have the property professionally cleaned before the end of your tenure.

## 2 Looking for accommodation with your dog

### Be open and honest, don't sneak your dog in

Honesty is the most important part of a landlord/tenant relationship. Be open and honest about your dog and try to open the conversation with your landlord to reassure them that your dog won't be a nuisance. Sneaking your dog in will break the trust that's there and could potentially lead to an immediate termination of your contract.

### Get written permission

Once your landlord gives permission for your dog to stay, ask for this permission to be written down. It could be included as a clause in your tenancy agreement. Always ask for any existing "no pets/dogs" clauses to be removed. This could prevent any problems or confusion in the future.

### Make moving day stress free for your dog

Moving day is not only one of the most stressful days for humans, it can also be a stressful day for your dog. Think about ways to reduce their stress. Have a chat with your vet about the best way to move house with your dog and introduce him to his new pad as stress free as possible. Consider asking friends or family to mind your dog for moving day.



# 3

## Dog Reference

A reference from an existing or previous landlord can go a long way towards putting any prospective landlord's mind at ease. It also helps to show any potential landlords that you are a responsible dog owner and that your dog has been well behaved in previous properties that you have rented.

Ideally, you should ask your current or past landlords to write a reference for your dog. If they are willing to do it, ask them to include the following:

- 🐾 How long did the tentant live in the previous property?
- 🐾 Did the dog in question live there at the time and how long for?
- 🐾 Was the dog in question well behaved during his/her time there?
- 🐾 Did the dog cause any damage to the property?
- 🐾 Did the dog cause a nuisance to any neighbours or visitors?
- 🐾 Did the tentant regularly clean up any fouling outside?
- 🐾 Does the referee consider the tenant to be a responsible dog owner?

# 4 Dog CV

While it might not be what comes to mind when you think of a CV, a CV for your dog is a great way to share information about them with a potential landlord. It's a great opportunity to open up the conversation about allowing your dog to stay with a potential landlord and may even help you to stand out amongst the many applicants they are sure to get. It's worth including the following:

Your dog's name, breed, sex, age, neutering status and evidence of microchipping



A photo of your dog



How long you have owned your dog



Evidence of your dog's vaccinations, flea and worming treatments



Evidence of any training classes that your dog has attended



Is your dog toilet trained?



Is your dog registered with a veterinary practice?



Do you work outside the home and if so, can your dog go with you?



If not, do you have a dog walker or someone to check on your dog when you're not there?



Name your favourite dog friendly cafés or social venues that you attend with your dog



Do you have someone who can mind your dog in case of an emergency?



Do you have pet insurance for your dog?



# 5 Being a Responsible Dog Owner

Once you are successful in your search for a dog friendly property it's important that you continue to be a responsible dog owner, by ensuring the health and welfare of your dog is always prioritised.



## Neutering

Neutering is the general term used for the surgical removal of the reproductive organs in both male and female dogs. Neutering can often have a positive influence on certain aspects of your dog's health and can help to prevent some life-threatening illnesses.

Neutering can be very beneficial for you and your dog as:

-  It can prevent unplanned pregnancies and unwanted litters.
-  Neutering could potentially reduce the severity of some behaviours such as roaming, urine marking inside the home, and boisterous or mounting behaviour.
-  It can prevent many illnesses such as cancers, pyometra or prostate problems.





### Microchipping

Microchipping is recognised as the most effective and secure way of permanently identifying a dog. A unique identification number is registered to the animal and the owner's details are placed on a Government approved database.

Since the 1st of April 2016 it is a legal requirement to have all dogs in Ireland microchipped. To be fully compliant with the legislation you must take the following 3 steps:

1. Have your dog microchipped by a registered implanter, e.g. a vet or vet nurse.
2. Have your details registered on a Government approved database (the microchip implanter is responsible for this).
3. Be in possession of a Microchipping Certificate.



### Vaccinations

Vaccinations are an important way of preventing your dog from developing and spreading potentially life-threatening illnesses. Speak to your vet about what vaccinations your dog needs.





### Dog Fouling

Dogs can be toilet trained at any age so ensure this is achieved before renting a property. Every dog owner is responsible, by law, for cleaning up their dog's fouling from any public place. All dog owners should be responsible and clean all dog poo from any property they are renting including any outdoor communal areas, walkways or in the garden.



### Noise

It is your responsibility to deal with any complaints received about excessive noise caused by your dog. Dogs bark for many reasons; excitement, boredom and fear amongst others. You need to investigate the problem and if unable to solve it by yourself, consult a vet or dog behaviourist for more advice.



## 5 Being a Responsible Dog Owner



### Damage to Property

Damage to property is the main cause of concern amongst Landlords and Estate Agents when considering letting property to pet owners. Not all insurance policies for tenants will cover damage caused by a dog so it's wise to check, and important that you do everything that you can to prevent this from happening.

Dogs that are left alone for long periods of time are more likely to cause damage to property out of boredom. Dogs Trust recommends that you do not leave your dog at home alone for more than four hours at a time. If you do leave your dog alone, you should ensure they have plenty of toys and brain puzzles to occupy them.



### Abandonment and Neglect

Under the Animal Health and Welfare Act 2013, all dog owners are responsible for their pet's health and welfare and have a "duty of care" to provide them with adequate food and water, exercise, and a suitable place to live.

If you are going away for a long period of time and leaving your dog behind it is your responsibility to ensure that someone is able to care for your dog while you are away.





[www.dogstrust.ie](http://www.dogstrust.ie) | Registered Charity Number 20057978