

Renting to Responsible Dog Owners



Given that over a third of Irish households own a dog and with more people in Ireland renting than ever before, welcoming responsible dog owners to your property can help attract a broader range of reliable, long-term tenants, contributing to a positive rental experience.

Here's a simple guide to help you confidently rent to pet owners.



Key Considerations

1. Check Freehold/Leasehold Status

In Ireland, there are two types of property ownership -freehold or leasehold. A freehold interest in property is the highest interest an individual can have and generally speaking, the owner has more options to do what they like with the property than an owner of a leasehold.

Before agreeing to rent to dog owners, verify your property's freehold or leasehold status and check if there are any restrictions on keeping dogs.

2. Ask for a Dog CV

A Dog CV helps you learn about the pet's personality, training, and health status. It should include:

- 🐾 Basic details (name, breed, age, size)
- 🐾 Training & behaviour information (e.g., house trained, socialised, obedience training completed)
- 🐾 Health records (vaccinations, flea & worm treatments)
- 🐾 References (previous landlord, vet, or trainer)

3. Meet the Dog (If possible)

A short meeting can help ease concerns. Look for:

- 🐾 Friendly, calm behaviour
- 🐾 Good socialisation skills
- 🐾 Responsible ownership

4. Include Pet Clauses in the Lease

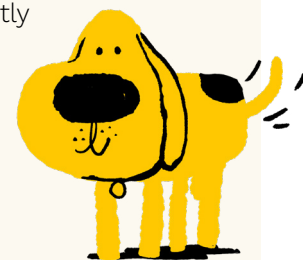
Clearly state pet-related responsibilities in the rental agreement, such as:

- 🐾 Any pet-related deposits or fees
- 🐾 Expectations on noise, cleanliness, and damages
- 🐾 Cleaning expectations upon move-out
- 🐾 Rules around shared spaces (e.g., gardens, hallways)
- 🐾 Tenant accountability for pet behaviour

5. Require Regular Maintenance

Request that tenants:

- 🐾 Keep up with flea treatments
- 🐾 Maintain cleanliness in and around the property
- 🐾 Address any damages promptly



By setting clear and fair guidelines, you can confidently rent to responsible pet owners and keep your property in great shape!

For more tips, visit www.dogstrust.ie

