# Pet rent controversy: Tenants voice concerns over additional fees for furry companions



Pet owners across England are currently facing challenges associated with renting properties that accommodate pets, specifically regarding additional fees often referred to as "pet rent". This trend has raised concerns among tenants who are required to pay these surcharges to secure accommodations for their furry companions.

Reports indicate that renters with pets frequently encounter extra monthly fees ranging from £25 to £100. A notable case involved Taiwo Owatemi, the Member of Parliament for Coventry North West, who was confronted with a staggering £900 surcharge solely to keep her cockapoo, Bella, in her rented flat located in Plumstead, south-east London.

The issue of pet rent has drawn comments from various parties. A spokesperson for the animal welfare charity Dogs Trust highlighted that landlords hold the power to adjust rent fees at any time and for broadly defined reasons. Giles Peaker, a housing lawyer and partner at Anthony Gold Solicitors, elaborated that there is currently no statutory cap on such charges, leaving the total amount subject to what the tenant is willing to accept.

Natalie Jacson, a tenant, shared her experience of being charged an additional £100 per month for her French spaniel. The reasoning provided for this fee was to cover potential cleaning costs at the end of her tenancy. Jacson articulated concerns over the fairness of this expense, stating, "This is completely disproportionate," amounting to an annual total of £1,200. Over three years, this could add up to a substantial £3,600, despite the fact that cleaning would still be necessary at the conclusion of the tenancy.

Another tenant, identified as Frankie, expressed frustration regarding the rationale behind pet rent. "I don't think it's fair to have to pay additional rent if you can vouch for your pet's behaviour," they noted. Frankie further pointed out that landlords could claim for any wear and tear through the initial deposit rather than imposing ongoing charges.

The National Residential Landlords Association, the largest landlord association in the UK, issued a statement acknowledging the significant role pets play in the lives of tenants and the companionship they offer. The Association encouraged landlords to approach pet requests on an individual basis, taking into consideration the specific type of pet and housing situation. They emphasised the importance of reaching a mutual understanding between landlords and tenants regarding the care of pets and the associated responsibilities for property upkeep throughout the tenancy.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.lrg.co.uk/media-centre/pets-are-a-big-concern-for-landlords-in-the-wake-of-renters-reform-bill/> - This URL supports the concerns landlords have about pets in rental properties in the context of the Renters Reform Bill, highlighting the potential for additional costs and management challenges.
* <https://www.landlordtoday.co.uk/breaking-news/2025/03/tiny-share-of-rental-homes-labeled-pet-friendly-despite-incoming-law/> - It underscores the scarcity of pet-friendly rental homes, which can lead to higher fees and additional charges for tenants with pets.
* <https://www.mass.gov/guide-to-evidence/article-xi-miscellaneous> - Although not directly relevant to pet rent, this URL discusses legal frameworks and could offer insights into how statutes and regulations might influence the treatment of rent surcharges.
* <https://www.bdch.org.uk/files/The_Financial_Impact_Pet_Ownership_Rental_Properties.pdf> - This PDF highlights the financial implications of pet ownership in rental properties, including the prevalence of pet rent surcharges, and how they can affect tenant-landlord dynamics.
* <https://www.zoopla.co.uk/discover/property-news/pet-friendly-rental-properties/> - While not specifically about the article’s content, Zoopla can provide data on the availability and costs of pet-friendly rentals, indirectly supporting the discussion on pet rent.