

PET BIDDING: THE NEXT MOVE FOR DESPERATE TENANTS?

8 May, 2025: With the NSW Government's residential tenancy reforms already diminishing the supply of rental properties, 'pet bidding' could become the next option for increasingly desperate tenants attempting to secure a home.

Like rent bidding, which occurs when tenants offer a higher rent than what is advertised, pet bidding represents another avenue for tenants to stand out in a competitive market.

Rent bidding is, and has always been, driven by tenants. Similarly, pet bidding will be driven by desperate tenants seeking to distinguish themselves from other applicants.

"With extremely tight rental vacancies at the moment, tenants continue to offer to pay over-and-above the advertised rent, and the so-called ban has had no impact," says Tim McKibbin, CEO of the Real Estate Institute of NSW (REINSW).

"With landlords now forced to accept up to four animals in their property, it opens up another opportunity for tenants to distinguish themselves by offering to forego their right to have pets.

"This would presumably occur in two ways. One, by foregoing the right to have four pets, and reducing that to three or less. Or two, by foregoing their right to have a pet entirely."

According to REINSW, it is not possible to amend a residential rental agreement to remove the tenant's right to keep up to four animals in an investor's property. However, a tenant can still stipulate in writing that "I will not apply to have pets, as is my right" to improve their chances of securing a place to live.

The NSW Government's tenancy reforms essentially copy those introduced in Victoria a few years ago, shining a light on what tenants, landlords and pets in NSW can expect.

"In Victoria, the lustre has clearly worn off the law requiring investors to allow pets in their properties. Once again, politically populist policies harm those Government is attempting to win favour with more than anyone else," Mr McKibbin says.

"The Victorian Government's own research shows that the primary reason for a no-fault notice to vacate to be issued to a renter in 2023-24 was because the property was being sold. This occurred in 53%¹ of cases.

"Obviously, forcing investors to accept pets and removing their right to recover possession of their property has driven them from the market. It's tenants who suffer.

"In New South Wales, we are already seeing tenants going to extra lengths as they are faced with fewer options. Who knows what other new and desperate measures tenants will be forced to take?"

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¹ <https://files.rentingcommissioner.vic.gov.au/2025-04/Renting%20in%20Victoria%20Snapshot%202024.pdf>



About REINSW

The Real Estate Institute of New South Wales (REINSW) is the peak industry body for real estate agents and property professionals in NSW. It represents more than 2500 agencies across residential sales, property management, commercial, strata management, buyers' agency, agency services and auctioneering. Established in 1910, REINSW works to improve the standards, professionalism and expertise of its members to continually evolve and innovate the industry. It lobbies the government and industry on behalf of members, develops new products and services to benefit agencies and professionals, and offers training and ongoing professional development. For more information, visit reinsw.com.au.