

# Renters' Rights Bill

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## AMENDMENT TO BE MOVED ON REPORT

*[Supplementary to the Marshalled List]*

Amendment  
No.

### Clause 11

LORD DE CLIFFORD

**53A★** Clause 11, page 19, line 28, at end insert —

#### **“16D Pet damage deposit**

- (1) It is an implied term of every assured tenancy to which section 16A applies that if, at the time of consenting to the tenant keeping a pet, the landlord informs the tenant in writing that the payment of an additional pet damage deposit by the tenant is a condition of the consent, then the tenant must comply with that condition.
- (2) The additional pet damage deposit under subsection (1) —
  - (a) can be used to make good pet damage,
  - (b) must be of equivalent value to three weeks of rent,
  - (c) cannot be subject to the limits for deposits in tenancy agreements, and
  - (d) is subject to the rules governing deposits in tenancy agreements, for purposes of monies handled.”

#### ***Member's explanatory statement***

*This amendment seeks to introduce a new option of a landlord pet damage deposit.*

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30 June 2025

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