



RENTERS' RIGHTS ACT (RRA) CHANGES EVERY LANDLORD NEEDS TO KNOW

The Renters' Rights Act is the most significant reform the Private Rented Sector (PRS) has seen since the Housing Act of 1988. Here's what you need to know about the new legislation:

1. SECTION 21 ABOLISHED

Renters will have more security in their houses starting on 1st May 2026, when Section 21 "no-fault" evictions are abolished under the Renters' Rights Act. The grounds for possession have been amended and enlarged, and Section 8 will now be the primary method of evicting renters. Eviction granted via Section 8 mandatory Ground 1 cannot be relet with 12 months.

2. PERIODIC TENANCIES PEPLACE ASTs OVERNIGHT

Overnight, all fixed-term assured shorthold tenancies (ASTs) will become Assured Periodic Tenancies (APT)s). When the RRA takes effect on May 1st, any contract you sign now will automatically become a periodic tenancy instead of lasting for the time specified in the contract.

3. RENT INCREASE LIMITED TO ONCE PER YEAR

Serving a Section 13 notice once per year will be the only way to raise the rent now ASTs are being abolished. Rent review clauses, renewals and written agreements will be no more.

4. TENANTS CAN CHALLENGE RENT INCREASES

Tenants can use a first-tier tribunal service to appeal rent increases if they think are unfair. Any rent increases approved by the tribunal will not be backdated.

Sheeba Kumar
Director



5. DECENT HOMES STANDARD IMPLEMENTED PRIVATELY

Private rental homes must meet minimum standards. If you fall below these standards, you can be fined up to £7000 by your local council and may face prosecution for repeated offences.

6. AWAAB'S LAW INTRODUCED

Initially part of the Social Housing (Regulation) Act, this law means you must follow strict timescales to address health hazards, such as damp and mould.

7. BIDDING WARS BANNED

You and your letting agents must advertise a fixed asking rent and cannot accept offers above this price.

8. MORE FREEDOM TO HAVE PETS IN LETS

Tenants will have more freedom to request a pet. You must consider all pet requests fairly and not deny them 'unreasonably'. There are several grounds on which you can deny a pet. You will not be able to charge additional 'pet deposit'.

9. DIGITAL DATABASE & PROPERTY OMBUDSMAN SET UP

A new digital database will provide transparency on landlord compliance. The property ombudsman will provide a fair and impartial resolution service to settle disputes without the need for court involvement.

10. TENANT DISCRIMINATION BANNED

You can't refuse tenants just because they have children or are receiving benefits. Letting agents will be required to remove the discriminatory language from listings.

11. RENT COLLECTION

Rent in advance cannot be requested prior to the due date and is kept at one month. If tenants make payments voluntarily, landlords are allowed to accept them.


14/4/26

Sheeba Kumar
Director

