RENTERS' RIGHTS ACT
TOP THINGS LANDLORDS NEED TO KNOW

Jeffries & Dibbens estate and letting agents

Jeffries & Dibbens Lettings has been working closely with our governing body, Propertymark, following the passing of the Renters' Rights Act into law. We have put together this guide to provide clear and accurate information on what these changes mean for you as a landlord moving forward.

In this guide, we address the queries landlords are most likely to have and explain the key changes in an easy-to-understand way. If anything is unclear or you require further clarification, our contact details can be found at the end.

FROM 27 DECEMBER 2025

COUNCIL POWERS INCREASE

With these heightened powers, the council now have:

- Stronger inspection and document-demand powers
- New tools to target non-compliant landlords

FROM 1 MAY 2026

SECTION 21 (NO-FAULT EVICTIONS) IS ABOLISHED

Landlords must now use Section 8 when needing to regain possession of a property, with a valid ground for this at the ready:

- Mandatory grounds (if proven, the court must grant possession)
- Ground 1 Landlord (or a close family member) intends to move into the property
- Ground 1A Landlord intends to sell the property

The tenancy must have existed for at least **12 months** before these grounds can be used. The notice period is **4 months,** and the property cannot be re-let for **12 months** from the date that this notice expires.

ALL PRS TENANCIES BECOME OPEN-ENDED "ASSURED PERIODIC TENANCIES"

Tenants can stay indefinitely and may leave with **2 months' notice** at any time (notice is required to be in line with their rental due date).

EXISTING TENANTS MUST RECEIVE THE GOVERNMENT INFORMATION SHEET

This must be delivered by **31 May 2026**.

EVICTION GROUNDS ARE BEING STRENGTHENED

These are now clearer, fairer grounds – especially for anti-social behaviour and serious rent arrears.

RENT INCREASES LIMITED TO ONCE PER YEAR

For any rent increases, the new Section 13 notice must be served **with 2 months' warning.** Tenants can challenge this through a tribunal, so comparable evidence to prove the increase is required to be held on file.

RENT BIDDING BANNED AND ONLY 1 MONTH'S RENT ALLOWED UPFRONT

It is no longer possible to accept offers above the advertised rent rate or request more than 1 month's rent in advance.

NO DISCRIMINATION AGAINST TENANTS WITH CHILDREN OR THOSE ON BENEFITS

It is not possible to refuse viewings, information, or applications based on family status or benefit income.

PET REQUESTS MUST BE CONSIDERED

If refusing a request, a valid reason must be provided **within 28 days.**

LANDLORDS MUST JOIN THE PRS DATABASE (FROM LATE 2026)

Registration (with an annual fee) will be mandatory, and all property and safety information must be uploaded to the database.

ALL LANDLORDS MUST JOIN THE PRS OMBUDSMAN (EXPECTED 2028)

This is a compulsory complaints and redress system for tenants and landlords.

A DECENT HOMES STANDARD IS COMING TO THE PRS

Homes must meet new minimum quality and safety standards when this comes into practice around 2035–2037.

For any queries relating to the Renters' Rights Act, please EMAIL: **lettings@jeffries.co.uk**