



# The Renters' Rights Act 2025

Landlord & Agent - working together  
to navigate the new landscape

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# Rollout date has been confirmed

- The timetable for rolling out the Act has now been confirmed and the principal changes will take effect from 1st May 2026
- Landlords and Agents must get prepared now but don't panic, stay calm. It is not as bad as many have painted it!!





A slight change  
in attitude is  
required but also  
opportunities.

- Longer term decision making and commitment is required
- Good opportunity for landlords with longer term investment plan
- Greater rewards to be made for those who commit



# How Myddelton & Major will help

- **A safe pair of hands to steer our clients through the new landscape!**
- **Importance of remaining fully informed and up to date**
- **New, revised, fully compliant and comprehensive tenancy agreements**
- **Regular legal updates and training from Propertymark and support from Wilsons LLP**
- **Factsheets and written guidance for clients will be provided as needed**
- **Support either in person or in writing available when required**



# The main areas of reform

- Section 21 abolition
- Periodic tenancies only
- Grounds for possession where no breach by tenants
- Rent Arrears & Rent Reforms
- Pets & Discrimination
- Ombudsman & Database
- Decent Homes Standard & Awaab's Law





# Section 21 abolition

- Landlords can no longer bring a tenancy to an end without good reason
- Tenants have the right to continue the tenancy unless they breach it or landlord requires it for own use or to sell (and in these cases no earlier than 12 months from tenancy start)
- Tenant selection becomes all the more important, don't take any risks
- Requires the highest standard of referencing, assessment of tenant suitability and proof of their financial security



# Periodic Tenancies only

- **No fixed terms**
- **All tenancies will be monthly periodic tenancies from the outset**
- **Existing fixed term tenancies will become periodic on 1st May 2026**
- **Tenants will have to give minimum 2 months' notice to end tenancy**
  - Provides greater security and also greater flexibility for tenants
  - Some risk of very short tenancies but most tenants desire longer more secure arrangements



# Grounds for possession where no breach by tenants

- **Ground 1 - Occupation by Landlord or family**
  - 4 months' notice period
  - 12 month Protected Period
- **Ground 1a - Sale of property**
  - 4 months' notice period
  - 12 month Protected Period
- **Ground 5 (Ministers of Religion)**
  - No prior notice required
  - Notice can be served at any time
  - 2 months' notice
- **Ground 6 (Redevelopment)**
  - 4 months' notice
  - minimum tenancy of 6 months
- **Landlords need to plan ahead**
- **Have clear communication with the Agent about their plans**
- **Landlords cannot change their mind once these Grounds are used**



# Rent arrears

- **Mandatory Ground – Ground 8 (minimum arrears 3 months before an application to the court)**
- **Discretionary Grounds - Any Rent Arrears (Ground 10) and Persistent Arrears (Ground 11)**
- **Use all 3 rent arrears grounds simultaneously to maximise the chance of a successful application**
- **Detailed record keeping is vital**
- **Rent Guarantee & Legal Expenses insurances - can Landlords afford not to have it?**



# Rent Reforms

- **Rent Review**
  - No sooner than 12 months since start of tenancy or previous review
  - Minimum 2 months' notice required
  - Must use Section 13 notice
- **Tenants able to challenge excessive rent increases at the First-Tier Tribunal**
- **Banning Rent in Advance**
  - Only first month's rent and deposit can be taken in advance (even if tenant offers to pay more)
  - Stringent referencing of applicants is essential
  - Greater use of Guarantors
  - Referencing providers must update processes
- **Banning Rent Bidding**
  - Cannot accept higher rent than advertised price
  - Market at the maximum appropriate rent from the outset
  - High bidding applicants are rarely the most suitable tenant



# Pets & Discrimination

- **No marketing of the property banning children, benefit recipients, pets (without good reason)**
  - Adjustment of thinking required
  - Landlord still has right to select the most suitable applicant
  - Cannot refuse tenant's 'reasonable request' to have pets once tenancy starts
  - Ensure use of comprehensive Pets clauses in agreement



# The Private Rented Sector Landlord Ombudsman & Digital PRS Database Service

- Rollout date for these yet to be confirmed, expected later in 2026
- Full details to be confirmed
- Good landlords with nothing to hide should have no issues with this
- Fewer 'bad' landlords?
- Use of professional agents to ensure full compliance
- Ombudsman
  - Will apply to all residential landlords (former and prospective)
  - Will have powers to compel apology, remedial action, compensation
  - Fines can be imposed for non-compliance
- Database
  - All Landlords and Rented properties must be added to database
  - To include properties' regulatory documents
  - Will record details of landlord breaches



# Decent Homes Standard & Awaab's Law

- **Timing to be confirmed, with consultation expected in either 2035 or 2037**
- **Long overdue to weed out 'slum' landlords.**
- **Good landlords already provide well-maintained accommodation.**
- **Good quality properties attract good quality tenants.**
- **If work is needed, don't delay, get it done promptly.**





# Summary

- **Prepare now for 1st May 2026**
- **Do not panic but seek professional advice**
- **Avoid DIY letting – use a qualified managing agent**
- **Good, long-term minded landlords with well maintained properties need not worry**
- **There are significant benefits in the longer-term for good landlords who remain**

# Any questions?

If you have any questions we will be pleased to discuss the matter in person. Please contact us.



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