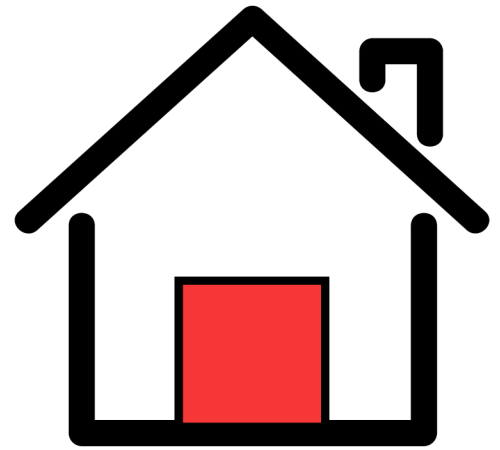


THE RENTER'S RIGHTS ACT

Get prepared. Get rental ready.

A quick guide on
the biggest
changes UK
landlords must
know - minus the
jargon.



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WHAT'S ALL THE FUSS?

Massive legal changes are poised to soon change the private rental sector forever, with major changes incoming soon.



The law will be implemented on **May 1st 2026** - read this guide to make sure you know what you should prepare for.

MAJOR CHANGES



No more Section 21 evictions
Changes to Section 8 grounds for evictions



Homes are required to be of a 'Decent' Standard
Timeframes on certain maintenance



Mandatory Section 13s for rent increases.

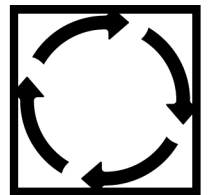


Stronger tenant protection against 'Backdoor rent evictions'

New landlord ombudsman, giving binding resolutions to tenant's complaints



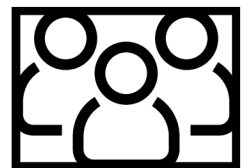
All AST tenancies to be periodic



Stronger Rent Repayment Orders. No upfront rent demands. No rent bidding.



Mandatory landlord database registration



SECTION 21 ABOLITION

YOU CAN NO LONGER GET YOUR PROPERTY BACK VIA
THE SECTION 21 “NO FAULT” EVICTION ROUTE

If you have a rental property and are thinking about regaining possession via the traditional section 21 method, we recommend processing it **right now**.

After 1st May 2026, there are two ways to get your property back, by proving you have valid grounds for eviction and using the Section 8 eviction route OR a tenant gives their 2 month notice to end the tenancy.

For section 8 evictions using the rent arrears grounds, the threshold is 3 **months** of arrears now, and the notice period has doubled from 2 weeks to **4 weeks**.

Landlords can also continue to use the discretionary rent arrears grounds, for example if rent is repeatedly late, however that is subject to a Judge’s decision.

ALL TENANCIES WILL BE PERIODIC BY DEFAULT



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HOME MAINTENANCE

A NEW DECENT HOMES STANDARD TO BE APPLIED

Landlords like to keep their investments well looked after, but the government can interpret the term “decent home” differently to you.

During the Summer-Fall period of 2025, the government ran a consultation to update the Decent Homes Standard (DHS).

Landlords may be expected to do **preventative repairs** rather than only doing immediate repairs due to risks to tenant health. The list of components required to be kept in good repair may well be increased, as well as the way **disrepair is measured**.

Homes may be required to be **totally free of damp and mould**, in addition to providing a **sufficient amount of heat** to the inhabitants.

Failure to comply with council improvement orders can lead to a **£7000 fine** or even **criminal prosecution**.

RENT REPAYMENT ORDER FOR SUB-PAR HOMES

RENT INCREASES

GETTING MORE FROM YOUR PROPERTY - THE RIGHT WAY

Landlords will be able to increase rents once per year to the market rate – the price that would be achieved if the property was **newly advertised to let**. All rent increases must be via '**section 13**' notice, and give at least **2 months**' notice of it taking effect.

Tenants can challenge this at the **First-tier Tribunal**, who will determine what the market rent should be. If you've raised the rent **above market rent** in order to evict the tenant via the **rent arrears** grounds for section 8, the tribunal will **mark the rent down**.

Tenants currently face the risk that the Tribunal may increase rent beyond what the landlord initially proposed – **not anymore**.

First Tier Tribunals can **no longer backdate rent** to the initial commencement date of the rent increase.

The Tribunal also has the power to **defer rent increases** by up to a further **2 months**.

RENT REVIEW CLAUSES ARE NO LONGER VALID



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NEW OMBUDSMAN

TENANT-CENTRIC DISPUTE RESOLUTION SERVICE

The government will introduce a **new Private Rented Sector Landlord Ombudsman Service**, which **all** private landlords in England with assured or regulated tenancies will be **required by law to join**, including those who use a managing agent.

Tenants will be able to use the service for free to complain about a landlords' actions or behaviours. The service will offer fair, impartial and **binding** resolution for tenants, and will have powers to compel landlords to issue an apology, provide information, take remedial action, and/or pay compensation.

Landlords who **fail to join** the service will face civil penalties of up to **£7,000** for initial breaches and up to **£40,000** or criminal prosecution for continuing or repeated breaches.

Tenants will be able to seek **rent repayment orders** against their landlord if the landlord commits an offence by persistently failing to join the ombudsman service.

**FAILURE TO COMPLY MEANS YOU COULD BE
STRUCK OFF THE SERVICE**

CHANGES TO RENT

KNOW THE MAJOR CHANGES TO TAKING RENT

A tenant can apply to the First Tier Tribunal for a **Rent Repayment Order** (RRO) if they believe a landlord has committed a listed offence. The Tribunal can then order a landlord to repay an amount of the rent.

New offences subject to RROs include failure to join the **PRS Database** (more on this next), continued breach of landlord redress scheme regulations, and misusing grounds for evictions.

Landlords and agents will have to **publish an asking rent** for their property. It will also **prohibit** them from asking for, encouraging, or accepting any bids **above this price**. A **£7000 per breach** awaits non-compliant agents and landlords.

A landlord will only be able to require up to **one month's rent** once a tenancy agreement has been signed and before commencement.

ONE MISTAKE COULD COST MONTHS OF RENT



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PRS DATABASE

GET YOUR PROPERTY REGISTERED

All landlords of assured and regulated tenancies will be legally required to register themselves and their properties on the database or face penalties.

The database will provide landlords with guides on how to be compliant as a landlord with regulations.

Tenant's can also see where a landlord may be falling short, possibly giving them a chance to approach the First Tier Tribunal.

Landlords in breach of the duty to register on the database will not be able to get a possession order except if the ground under which possession is sought is ground 7A or ground 14 (tenant anti-social behaviour).

LANDLORDS WILL BE EXPECTED TO PAY TO JOIN THE DATABASE

ACTION PLAN.

ITS NOT ALL DOOM AND GLOOM, BUT DON'T GET CAUGHT OUT

1 Check the health of your tenancy

Are you happy with the tenant? Were the correct initial documents served? Is the property currently compliant and ready for more regulations?

2 Learn how to increase rent properly

You've got one chance to do it, so research the Section 13 legal notice method. Don't leave your investment to chance.

3 Familiarise yourself with Section 8 grounds

No more easy section 21 evictions. Now you need rely on proper grounds to evict, and misusing them can be an offence.

4 Ensure your property is in a good condition

Don't leave maintenance to the last minute or it might pile up. Make sure no damp or mould exists. To be safe, make sure any reasonable tenant complaints are dealt with



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THE RED MOON DIFFERENCE

STILL FEELING OVERWHELMED?

Red Moon Property Co. supports landlords and investors with strategic insight, market intelligence, and hands-on expertise. We focus on maximising returns, reducing risk, and keeping your portfolio compliant in a constantly changing rental landscape.

No jargon. No overcomplication. Just clear insight, reliable management, and a partner you can trust. Scan the QR code on the following page to book in your FREE compliance check or Renter's Rights Bill Q&A!



**OUR MISSION IS SIMPLE: HELP YOUR PROPERTY
PERFORM AT ITS BEST**

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**GET EXPERT
HELP.**



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LIGHTING THE WAY FORWARD