



LANDLORD INSIGHTS

Renters' Rights Act Compliance Pack

Eight documents covering every landlord obligation under the Renters' Rights Act 2025. Checklists, template letters, and deadline tracker. Sourced to the Act.

Jurisdiction	England only
Legislation	Renters' Rights Act 2025
Updated	May 2026
Source	legislation.gov.uk / gov.uk
Publisher	Landlord Insights

This document is for information purposes only and does not constitute legal advice. Landlord Insights is not a firm of solicitors. For specific legal advice, consult a qualified solicitor.



Contents

1	Section 21 Abolition Checklist	3
2	Possession Grounds Reference Card	5
3	Tenancy Agreement Compliance Checklist	8
4	RRA Information Sheet Service Log	10
5	Section 8 Notice Template	11
6	Rent Increase Procedure Guide	13
7	Deadline Tracker	14
8	Source References	15

How to use this pack

Work through each document in order. Documents 1 to 3 cover obligations arising at commencement (1 May 2026) and transition. Documents 4 to 6 are operational templates. Document 7 is a forward-looking deadline tracker. Document 8 lists primary sources for every obligation in the pack.

All obligations apply to assured tenancies in England only. Wales, Scotland, and Northern Ireland are governed by separate legislation.



Document 1

Section 21 Abolition Checklist

Steps every landlord in England must complete following the abolition of no-fault evictions

What changed

Section 21 of the Housing Act 1988 is abolished from 1 May 2026. Landlords can no longer serve a no-fault eviction notice. Possession can only be sought on a statutory ground under Schedule 2 of the Housing Act 1988 as amended by the Renters' Rights Act 2025.

Transitional position: existing Section 21 notices

A Section 21 notice served before 1 May 2026 may still be used to bring possession proceedings, but only until the earlier of: (a) six months from the date of the notice, or (b) 31 July 2026. After that date, any outstanding Section 21 notice cannot be relied upon and possession must be sought under Section 8.

Checklist: existing tenancies (predating 1 May 2026)

- **Review tenancy agreements**
Remove or annotate any clause referring to Section 21. The clause is void but its presence may cause confusion.
- **Serve the RRA Information Sheet**
Deadline: 31 May 2026. Required for all tenancies predating 1 May 2026. Fine up to £7,000 for a first offence; up to £40,000 for a continuing failure after a penalty has been issued. Non-compliance also invalidates certain possession notices.
- **Update your possession grounds reference**
See Document 2 for the current grounds. Note the 12-month protected period for Grounds 1 and 1A.
- **Review any outstanding Section 21 notices**
Check whether proceedings must be issued by 31 July 2026 or within six months of the notice date, whichever is earlier. If that deadline cannot be met, you will need to use Section 8 instead.
- **Update letting agent instructions**
Confirm agents are aware Section 21 is abolished and have updated their procedures.
- **Update your records**
Note the applicable grounds for possession against each tenancy file.

Checklist: new tenancies from 1 May 2026

All new tenancies are assured periodic tenancies. Section 21 is not available at any stage.

- **Do not include Section 21 procedures in new agreements**
Any such clause is void from inception.
- **Note the 12-month protected period**
Grounds 1 and 1A (landlord occupation and sale) cannot be relied upon in the first 12 months of any tenancy.
- **Ensure the Section 8 and Section 13 processes are understood**
See Documents 5 and 6 respectively.

Source: *Renters' Rights Act 2025, s.1–2; Housing Act 1988 s.21 (abolished); RRA 2025 transitional provisions*



Document 2

Possession Grounds Reference Card

Schedule 2, Housing Act 1988 as amended by the Renters' Rights Act 2025 — in force from 1 May 2026

The grounds below reflect Schedule 2 as amended by the RRA 2025 from 1 May 2026. Always verify the current position on legislation.gov.uk before serving any notice. The landlord may rely on more than one ground. It is an offence to rely on a ground where the landlord does not reasonably believe it applies.

Important: 12-month protected period
Grounds 1 and 1A (landlord occupation and sale) cannot be used in the first 12 months of a tenancy. No possession order can be made on these grounds until at least 12 months have elapsed since the tenancy began.

Ground	Description	Notice	Type
1	Landlord or specified family member requires property as their only or principal home. Tenancy must be at least 12 months old.	4 months	Mandatory
1A	Landlord intends to sell the property with vacant possession or grant a long lease exceeding 21 years. Tenancy must be at least 12 months old.	4 months	Mandatory
1B	Superior tenancy (fixed term >21 years) is ending and the landlord holds under that superior tenancy.	2 months	Mandatory
2	Mortgage lender is exercising power of sale and requires vacant possession. Mortgage must predate the tenancy.	4 months	Mandatory
2ZA	Applies to Registered Providers, agricultural holdings, or supported accommodation where a superior lease is ending.	2 months	Mandatory
2ZB	Other superior tenancy with a fixed term of more than 21 years is ending.	2 months	Mandatory
4	Out-of-season holiday let. Tenancy granted for a period when property not required for holiday purposes.	2 weeks	Mandatory
4A	HMO let to full-time students. Landlord requires property for new student let aligned to academic year (1 June–30 September). Four months' notice required.	4 months	Mandatory
5	Property held for use by a minister of religion, required for occupation by another minister of religion.	2 months	Mandatory
6	Landlord intends to demolish or substantially reconstruct the property. Landlord must have held interest before tenancy began.	2 months	Mandatory
6A	Registered Provider requires possession to carry out refurbishment works.	2 months	Mandatory
6B	Landlord is required to comply with an enforcement notice and cannot do so with the tenant in occupation.	2 months	Mandatory
7	Tenant has died. Proceedings brought by landlord in probate or administration period.	2 months	Discretionary
7A	Serious anti-social behaviour (absolute ground). Conviction or finding by court required.	2 weeks	Mandatory
7B	Tenant no longer has right to rent under immigration rules.	2 weeks	Mandatory
8	Rent arrears: 13 weeks (weekly tenancy) or 3 months (monthly tenancy) unpaid at both notice and hearing dates. Threshold raised from 2 months by the RRA 2025.	4 weeks	Mandatory
8A	New ground: tenant has been in arrears of at least two months on three separate occasions in the previous three years. Targets serial late-payers.	4 weeks	Mandatory



Ground	Description	Notice	Type
9	Suitable alternative accommodation is available for the tenant.	2 months	Discretionary
10	Some rent is unpaid at date of notice and date of hearing (below Ground 8 threshold).	4 weeks	Discretionary
11	Tenant has persistently delayed paying rent.	4 weeks	Discretionary
12	Tenant has breached a tenancy obligation other than rent.	2 weeks	Discretionary
13	Property or common parts have deteriorated due to waste or neglect by tenant.	2 weeks	Discretionary
14	Tenant, or someone residing with or visiting tenant, has caused nuisance, annoyance, or has been convicted of a criminal offence in or near the property.	2 weeks	Discretionary
14A	Domestic violence: one partner has left the property and is unlikely to return.	2 weeks	Mandatory
14ZA	Tenant has been convicted of an indictable offence committed in the locality.	2 weeks	Mandatory
15	Furniture provided by landlord has deteriorated due to ill-treatment by tenant.	2 weeks	Discretionary
17	Tenant made a false or misleading statement that induced the landlord to grant the tenancy.	2 months	Discretionary
18	New ground: supported accommodation — tenant has refused to co-operate with the person providing support services.	4 weeks	Discretionary

Mandatory: court must grant possession if ground is established. **Discretionary:** court considers reasonableness. Always verify the complete and current text of each ground on legislation.gov.uk before serving a notice.

Source: *Housing Act 1988, Schedule 2 as amended by Renters' Rights Act 2025, Schedule 1; legislation.gov.uk/ukpga/2025/26*



Document 3

Tenancy Agreement Compliance Checklist

Clauses to review, remove, or amend following RRA 2025 commencement

Review every tenancy agreement in your portfolio against the checklist below. Clauses that conflict with the RRA 2025 are void but may cause confusion or dispute. New tenancies should use an updated agreement.

Clauses to remove

- **Section 21 notice procedure**
Any reference to the landlord's right to serve a Section 21 notice. This right no longer exists from 1 May 2026.
- **Fixed-term end date provisions**
Clauses providing for automatic termination at end of a fixed term. All tenancies are now periodic from inception.
- **Contractual rent review clauses**
From 1 May 2026, rent can only be increased via Section 13. Any contractual review clause is unenforceable.
- **Pet prohibition clauses**
Blanket prohibitions must be replaced with the statutory procedure: written request, 28-day response, refusal on reasonable grounds only.
- **Advance rent requirements exceeding one month**
Landlords may not require more than one month's rent in advance from a new tenant.

Clauses to review and update

- **Rent increase procedure**
Must reflect Section 13 only. One increase per year. Two months' written notice on the current prescribed form.
- **Possession procedure**
Update references from Section 21 to Section 8. Reference Document 2 of this pack for applicable grounds.
- **Deposit protection**
Confirm scheme details are correct and prescribed information has been served. Failure affects possession rights.
- **How to Rent guide**
Confirm the most recent version was served at commencement. Verify the current version date at gov.uk.
- **EPC rating**
Confirm current EPC is valid (10-year term) and Band E or above. Band C required by 2030 (proposed).
- **Gas safety certificate**
Must be served at commencement and annually renewed.

Source: RRA 2025; Housing Act 1988 as amended; Deregulation Act 2015; Energy Efficiency (Private Rented Property) Regulations 2015



Document 5

Section 8 Notice Template

Notice seeking possession of a property let on an assured tenancy

Important: This is a template guide only. Before serving, obtain and use the current prescribed form from gov.uk. The prescribed form number should be verified at gov.uk — search 'Form 3A notice seeking possession'. The current prescribed form is Form 3A (updated for the RRA 2025). An incorrect or outdated form will invalidate the notice.

NOTICE SEEKING POSSESSION OF A PROPERTY LET ON AN ASSURED TENANCY

(Housing Act 1988, Section 8, as amended by the Renters' Rights Act 2025)

To	[Full name of each tenant]
Property address	[Full address including postcode]
Landlord or agent	[Full name and address]
Date of notice	[DD Month YYYY]
Grounds relied upon	
Ground number(s)	[Insert ground number(s) from Document 2]
Full particulars	[Set out the specific facts relied on in full. Vague particulars will invalidate the notice.]
Notice period	[See Document 2 for applicable notice period. Possession proceedings cannot begin until this period ends.]
Earliest proceedings date	[Date on which possession proceedings may be issued: DD Month YYYY]

Signature

Signed _____

Date _____

Name _____

Serve by hand, first class post, or as agreed in the tenancy agreement. Retain proof of service. Always use the current prescribed form from gov.uk. This template does not replace the prescribed form.

Source: Housing Act 1988, s.8; Schedule 2 as amended by RRA 2025; CPR Part 55



Document 6

Rent Increase Procedure Guide

How to use the Section 13 process from 1 May 2026

What changed

From 1 May 2026, Section 13 is the only mechanism for increasing rent in an assured periodic tenancy in England. Contractual rent review clauses are unenforceable. Landlords can increase rent at most once in any 12-month period.

Step 1 Check eligibility

You may only increase rent once in any 12-month period. Check the date of the last increase for this tenancy.

Step 2 Calculate the proposed rent

There is no statutory cap on the amount, but the tenant can challenge at tribunal if the new rent exceeds the market rate.

Step 3 Serve the Section 13 notice

Use the current prescribed form (Form 4A) available at gov.uk. Complete all sections. The notice must state the proposed new rent and the date from which it is to take effect.

Step 4 Observe the notice period

Two months for monthly tenancies. The rent cannot increase until the notice period has expired.

Step 5 Tenant challenge

The tenant may refer the notice to the First-tier Tribunal (Property Chamber) before the notice date. The increase is suspended until the tribunal determines a market rent.

Step 6 Record the increase

Update rent records and issue a revised rent statement to the tenant.

Source: Housing Act 1988, s.13 as amended by RRA 2025; Form 4A prescribed notice



Document 7

Deadline Tracker

Key dates under the Renters' Rights Act 2025 and related legislation (England unless stated)

Date	Obligation	Affects	Status
1 May 2026	Section 21 abolished. RRA Phase 1 commencement.	All England landlords	Passed
1 May 2026	Section 13 rent increase procedure in force. Contractual review clauses unenforceable.	All England landlords	Passed
1 May 2026	Advance rent capped at one month.	All England landlords	Passed
1 May 2026	Pet request right in force. 28-day response required.	All England landlords	Passed
1 May 2026	Civil penalty ceiling raised to £40,000.	All England landlords	Passed
1 May 2026	Rent repayment orders extended to 24 months.	All England landlords	Passed
30 Apr 2026	Last date to serve a Section 21 notice.	England landlords	Passed
31 May 2026	RRA Information Sheet must be served on all pre-May 2026 tenants. Fine: up to £7,000 (first offence); up to £40,000 (continuing failure).	England landlords with existing tenancies	Deadline
31 Jul 2026	Last date to issue possession proceedings based on a pre-May 2026 Section 21 notice.	England landlords mid-proceedings	Upcoming
1 Jun 2026	Wales: anti-discrimination letting rules in force.	Wales landlords	Upcoming
14 Jun 2026	Wales: updated written statements must be issued to all contract-holders.	Wales landlords	Upcoming
30 Jun 2026	MEES consultation closes.	England landlords	Upcoming
30 Sep 2026	Two-staircase rule for new buildings over 18 metres.	Developers/investors	Upcoming
2030	EPC Band C required for all private rented properties in England (proposed — subject to legislation).	All England landlords	Future

Dates correct as at May 2026. Subject to commencement orders and statutory instruments. Check landlordinsights.co.uk for the latest updates.

Source: RRA 2025 commencement regulations; MEES consultation; Building Safety Act 2022



Document 8

Source References

Primary sources for every obligation in this pack

Every item is referenced to primary legislation or a statutory instrument. All sources are publicly available.

- 1. Renters' Rights Act 2025**
Primary legislation. Abolishes s.21, new possession grounds, pet request right, rent increase reform, RRO extension.
legislation.gov.uk/ukpga/2025/26
- 2. Renters' Rights Act 2025 — Schedule 1**
Complete amended Schedule 2 possession grounds.
legislation.gov.uk/ukpga/2025/26/schedule/1
- 3. RRA 2025 Commencement Regulations**
Confirms 1 May 2026 as Phase 1 commencement.
legislation.gov.uk
- 4. RRA Information Sheet (March 2026)**
Prescribed document. Must be served on existing tenants by 31 May 2026.
gov.uk/government/publications/the-renters-rights-act-information-sheet-2026
- 5. Housing Act 1988 (as amended)**
Base legislation for assured tenancies, possession grounds, rent increases.
legislation.gov.uk/ukpga/1988/50
- 6. Section 8 prescribed notice — Form 3A**
Current prescribed form for notice seeking possession. Verify form number and version before use.
gov.uk — search 'Form 3A notice seeking possession'
- 7. Form 4A — Section 13 rent increase notice**
Prescribed form for rent increase under s.13.
gov.uk/government/publications/form-4a-landlords-notice-proposing-a-new-rent
- 8. MEES Landlord Guidance (2026)**
EPC Band C by 2030 (proposed), £10,000 cost cap.
gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance
- 9. Renting Homes (Misc Amendments) (Wales) Regs 2026**
Wales anti-discrimination fundamental terms from 1 June 2026.
gov.wales/renting-homes-miscellaneous-amendments-wales-regulations-2026-guidance-landlords
- 10. Building Safety Act 2022 — two-staircase regulations**
Two-staircase rule for 18m+ buildings from 30 September 2026.
gov.uk/guidance/building-safety-act-2022-overview
- 11. Landlord Insights — Weekly Briefings and Updates**
Ongoing monitoring of 398 UK councils and regulatory sources across all four nations.
landlordinsights.co.uk

This pack is published by Landlord Insights for information purposes only. It does not constitute legal advice. Landlord Insights is not a firm of solicitors or regulated legal advisers. For advice specific to your circumstances, consult a qualified solicitor or licensed conveyancer.



Landlord Insights monitors regulatory sources across all four countries of the UK and publishes a weekly briefing every Monday. Subscribe at landlordinsights.co.uk.