

Renters' Rights Act:

Broker information checklist for landlord clients

Use our handy checklist to update your clients on Renters' Rights Act changes being introduced from 1st May 2026.



1. Tenancies

- ☐ Help landlords understand all tenancies are now periodic
- ☐ Explain that fixed terms tenancies no longer apply
- ☐ Clarify that assured shorthold tenancies have been abolished

2. Evictions

- ☐ Explain that Section 21 evictions have been abolished
- ☐ Confirm possession is under section 8 grounds only
- ☐ Set expectations around valid legal grounds requirement
- ☐ Highlight longer and less certain eviction timelines

3. Rent

- ☐ Check rent expectations align with annual increase limits
- ☐ Remind landlords of two months' notice for rental increases
- ☐ Sense-check rents against open market levels
- ☐ Inform landlords they can ask for one month's rent upfront
- ☐ Confirm that rental bidding is banned

4. Tenant Rights

- ☐ Flag changes around pets being reasonably accepted
- ☐ Highlight stronger anti-discrimination rules
- ☐ Inform that The Decent Homes Standard is now mandatory
- ☐ Remind clients that they must provide tenants with an official 'Information Sheet' by 31st May 2026

5. Additional Broker Value

- ☐ Clearly explain the impact of the new legislation
- ☐ Share guidance that is accurate, current, and topical
- ☐ Refer landlords to qualified legal professionals
- ☐ Stay up to date with additional upcoming changes