



The Renters' Rights Act 2025

What Residential Landlords and Managing Agents Need to Know

Introduction

The Renters' Rights Act 2025 represents the most significant reform of residential tenancy law in England in almost 40 years. It fundamentally reshapes the landlord and tenant relationship, with major operational and compliance implications for landlords, asset managers and managing agents.

The Act introduces:

- The abolition of “no fault” evictions
- A new single system of periodic tenancies
- Reform of rent review mechanisms
- Enhanced tenant protections
- A new landlord registration and ombudsman regime
- Stronger enforcement and financial penalties

For residential property owners and portfolio landlords with residential assets, these changes will require updates to documentation, systems and property management processes.

Key Changes Under the Renters' Rights Act 2025



No Fault Evictions End



Periodic Tenancies



Rent Review Reform



Stronger Tenant Protections



Landlord Register
& Ombudsman



Enforcement & Penalties

End of Section 21 - A New Possession Landscape

What's Changing?

From 1st May 2026 Section 21 (no-fault) notices will be abolished. Landlords will only be able to recover possession using statutory grounds.

All tenancies will move to a single system of assured periodic tenancies. Fixed term assured shorthold tenancies cannot operate in the same way.

Practical impact for landlords

- Greater evidential burden when seeking possession
- More court involvement, with associated time and cost
- Reduced flexibility in managing underperforming assets
- Increased importance of record-keeping and compliance

Although mandatory and discretionary grounds remain available (including new grounds for possession), landlords must ensure that notices are correctly drafted and supported by evidence. Poor documentation or procedural errors are likely to result in delay.

For landlords operating at scale, this increases the importance of robust tenancy management systems.

Before 1st May 2026

Section 21 Notice

2 Months' Notice

Accelerated Possession

From 1st May 2026

Statutory Grounds Only

Supported by Evidence

Court Involvement

Stronger Compliance

Implementation Timeline

The reforms are being introduced in phases.
Key stages include:



Landlords should prepare in advance rather than waiting for full implementation.

Rent Review Reform

What's Changing?

From 1 May 2026 rent increases will be governed by a revised statutory process. Contractual rent review clauses will override the statutory framework.

If challenged, rent levels will be determined by the First-tier Tribunal which can revise the rent upwards or downwards.

Practical impact

- Increased likelihood of rent challenges
- Potential delay in implementing increases
- Tribunal scrutiny of open market rent evidence
- Greater need for structured, evidence-based rent assessments

Asset managers should review rent review processes and ensure that market evidence is properly recorded and retained.

Children, Benefits and Pets

The Act introduces enhanced anti-discrimination provisions.

Landlords will:

- Be restricted from blanket bans on tenants with children
- Be prevented from refusing applicants solely because they receive benefits
- Be required to consider requests to keep pets (consent cannot be unreasonably refused)

From a management perspective, policies, application procedures and marketing practices should be reviewed to ensure compliance and reduce exposure to challenge or financial penalties.



Succession Changes

The Act introduces succession rights whereby a family member can inherit the tenancy following the death of the original tenant.

Portfolio landlords should consider how this may affect longer-term asset management and exit strategies. For example, landlords need to anticipate the risk that they may not know who is – or who is likely to be – their tenant.

Employee Accommodation

The Act retains the ability for landlord employers to provide accommodation linked to employment.

However:

- Greater clarity will likely be required in documentation
- Notice periods and grounds must be carefully relied upon
- Written records will be critical where employment-linked occupation is used

For most residential landlords, this will be a niche issue, but those providing residential accommodation to staff should review their arrangements.

Agricultural Housing

Agricultural worker protections are enhanced unless landlords opt out correctly before tenancy commencement.

Specialist advice should be taken where rural or agricultural portfolios are involved.



New Registration & Ombudsman Regime

Private Rented Sector Database

Landlords will be required to register themselves and their properties on a new national database.

This is expected to involve:

- Annual registration requirements
- Ongoing compliance obligations
- Greater transparency and regulatory oversight

Landlord Ombudsman

A new mandatory ombudsman scheme will allow tenants to escalate complaints without court proceedings.

This represents a shift toward a more regulated private rented sector.

Practical impact

- Increased compliance administration
- Exposure to complaint investigations
- Need for structured internal complaint handling procedures

Managing agents should ensure complaint handling systems align with ombudsman expectations and retain evidence that tenants' concerns have been addressed.



Decent Homes Standard & Property Conditions

The Government intends to extend enhanced property standards (including the Decent Homes Standard) to the private rented sector.

Although full implementation is expected later in the decade, landlords should:

- Assess existing stock condition
- Plan and budget for capital expenditure
- Review maintenance and inspection programmes

Non-compliance may result in enforcement action and significant financial penalties.

Stronger Enforcement & Financial Penalties

The Act significantly strengthens enforcement powers.

Local authorities will have expanded investigatory powers and the ability to impose substantial civil penalties for breaches.

Non-compliant landlords may face:

- Significant financial penalties
- Rent repayment orders
- Restrictions on regaining possession
- Increased scrutiny through the database and ombudsman scheme

Compliance will be central to risk management going forward.

What Should Residential Landlords Be Doing Now?

- Audit existing residential tenancies
- Review template tenancy documentation
- Update rent review processes
- Strengthen record-keeping procedures
- Prepare for registration and ombudsman requirements
- Assess property condition against anticipated standards
- Train property management teams on the new regime

Early preparation will reduce risk, delay and potential disputes once the reforms are fully in force.

How We Can Help

The Renters' Rights Act 2025 represents a structural change to residential asset management. For commercial landlords with mixed-use or residential portfolios, the operational impact will be significant.

If you would like advice on:

- Updating tenancy documentation
- Possession strategy under the new regime
- Rent review compliance
- Registration and ombudsman preparation
- Portfolio risk assessment



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