

Renters' Rights Act

Checklist

This roadmap provides the actionable steps required to transition your property management under the Renters' Rights Act 2026 (England). Use this as a detailed guide to ensure compliance and safeguard your portfolio starting 1 May 2026



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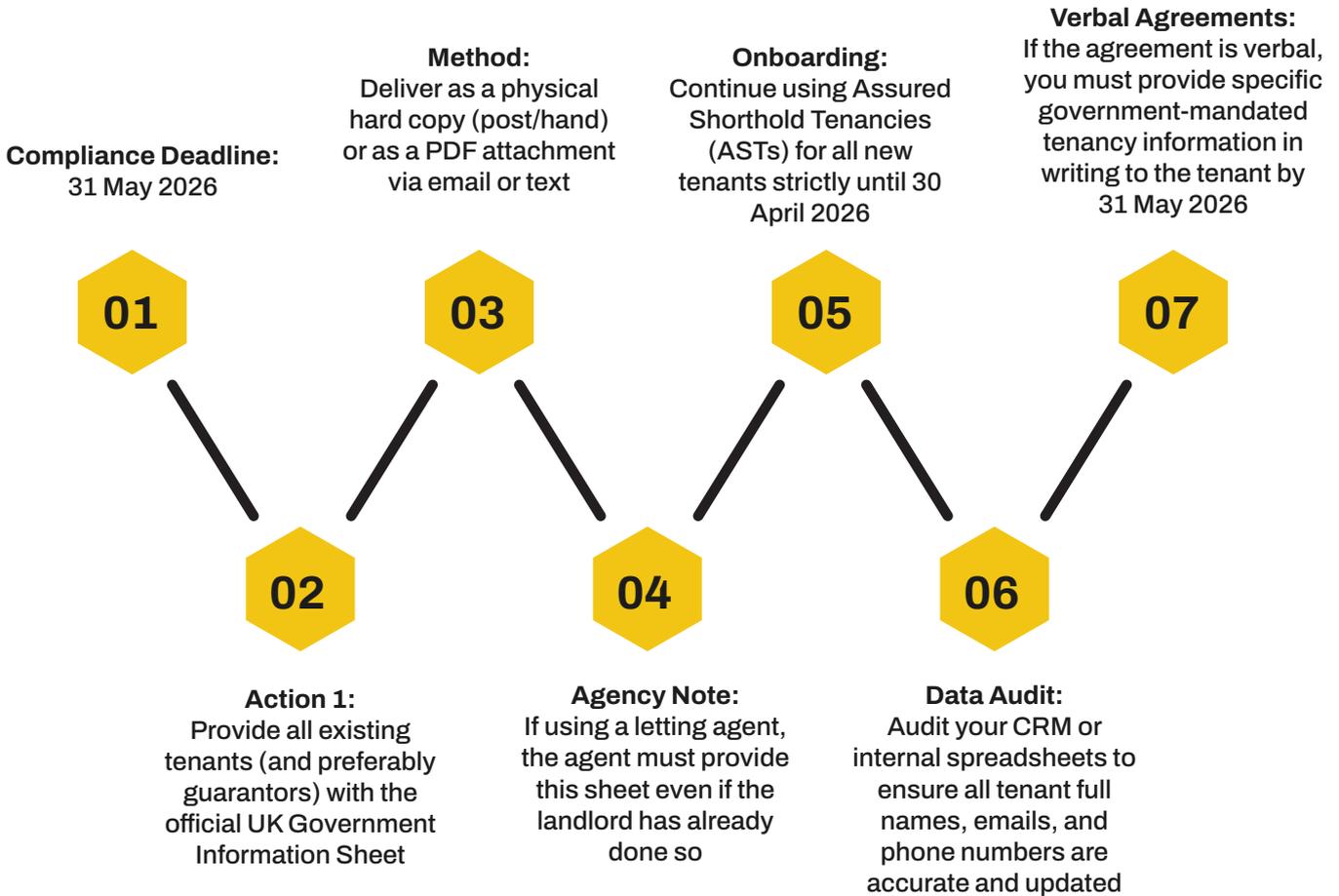


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PHASE 1

Existing Tenancy Agreements (Signed Before 1 May 2026)

Actionable Steps for Standard Tenancies



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PHASE 2

New Tenancy Agreements (Signed On or After 1 May 2026)

Actionable Steps

New Documentation:

Every tenancy created on or after 1 May 2026 must include specific mandatory information from the UK Government in writing



Contract Type:

Transition to **Assured Periodic Tenancy (APT)** structures and ensure a "Written Statement of Terms" is provided

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PHASE 3

Student Rental Management (HMO & Non-HMO)

Criteria for Ground 4A Eviction (Academic Year End)

To evict students at the end of an academic year, all the following must apply

- ✓ Tenants were full-time students at signing or became students during the tenancy
- ✓ Tenants will no longer be students by the start of the next academic year
- ✓ The landlord intends to re-let to full-time students, and the current agreement was signed less than 6 months before move-in
- ✓ The property is a House in Multiple Occupation (HMO) or part of one



01

Notice Requirement:
Give tenants written notice before they sign the tenancy that Ground 4A may be used for eviction



02

2026 Transitional Rule:
For 2026 only, Ground 4A can be used even if the tenancy was signed more than 6 months before move-in



03

Special Deadline:
Serve Ground 4A notices between 1 May 2026 and 31 July 2026, providing exactly 2 months' notice



04

Standard Rule:
Provide 4 months' notice for the intention to evict, ensuring the notice period ends between 1 June and 30 September

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PHASE 4

Rent Increase Protocols

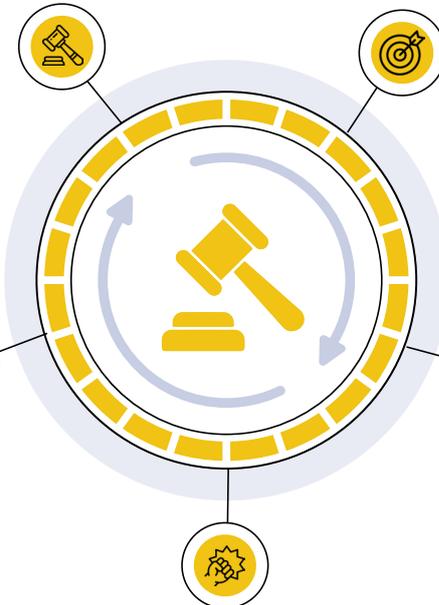
Actionable Steps

Tribunal Note

If a tenant appeals to a Tribunal, the 12-month anniversary date resets to the date of the Tribunal's decision

Frequency Limit

Rent increases are strictly limited to **once per year**



Rent Review Calendar

- Set up a 12-month anniversary calendar for every property
- Review the pipeline **3 months** before the anniversary
- Provide tenants with at least **2 months' notice**

Mandatory Form

You must use a Section 13 notice (**Form 4A**) for all increases on or after **1 May 2026**

Contract Wording

Ensure your tenancy agreements contain specific wording explaining that rent increases will be notified via Section 13 (Form 4A)

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PHASE 5

Actionable Steps for Section 21 (Pre-May 1st Notices)

The July Deadline

If a Section 21 was served before 1 May 2026, you can only start court proceedings until **31 July 2026** or 6 months after the notice was given (whichever is sooner)

Obsolescence

After **31 July 2026**, Section 21 notices cannot be used to start evictions, even if the notice was served less than 6 months prior

Actionable Steps for Section 8

Pre-May 1st Service:

Proceedings must start within 12 months of the notice date or by 31 July 2026, whichever is sooner

Post-May 1st Service:

Landlords generally have up to 12 months from the date the notice was given to apply to the court for eviction

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