

The Renters' Rights Act



**Landlords are you up-to-date
with your legal obligations?**

What You Need To Know!

The legal landscape for UK landlords has fundamentally changed. The shift from "no-fault" evictions to a strict proof-based system means your management processes must be absolutely watertight to avoid massive penalties.



THE **BIG** STRUCTURAL SHAKE-UP



GOODBYE AST'S

The Traditional Assured Shorthold Tenancy (AST) has been completely abolished.

HELLO PERIODIC TENANCIES

All existing and brand-new tenancies have automatically converted into Assured Periodic Tenancies.

Rolling From Day One: Tenancies are now entirely open-ended.

Landlords can no longer lock a tenant into a fixed 6-month or 12-month contractual period. It's rolling right from the start!

THE NOTICE DIVIDE

Notice is now a two-way street, but the timelines look very different. If a tenant wants to leave, they must give you 2 months' notice.



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What You Need To Know!

The New Eviction Rules & Timelines

Section 21 "no-fault" eviction notices are officially a thing of the past.

If you need to repossess your property, you must now use a Section 8 Notice and prove a specific legal ground in court.



What does it mean?

Moving Back or Selling?

You can still reclaim your property if you genuinely intend to sell it or move back in yourself.

However, the notice period has doubled: you must now give tenants 4 months' notice instead of 2.

Rent Arrears Changes

The threshold required to claim mandatory repossession due to unpaid rent has increased.

Tenants must now be in at least
3 months of arrears
(up from the previous 2-month rule).



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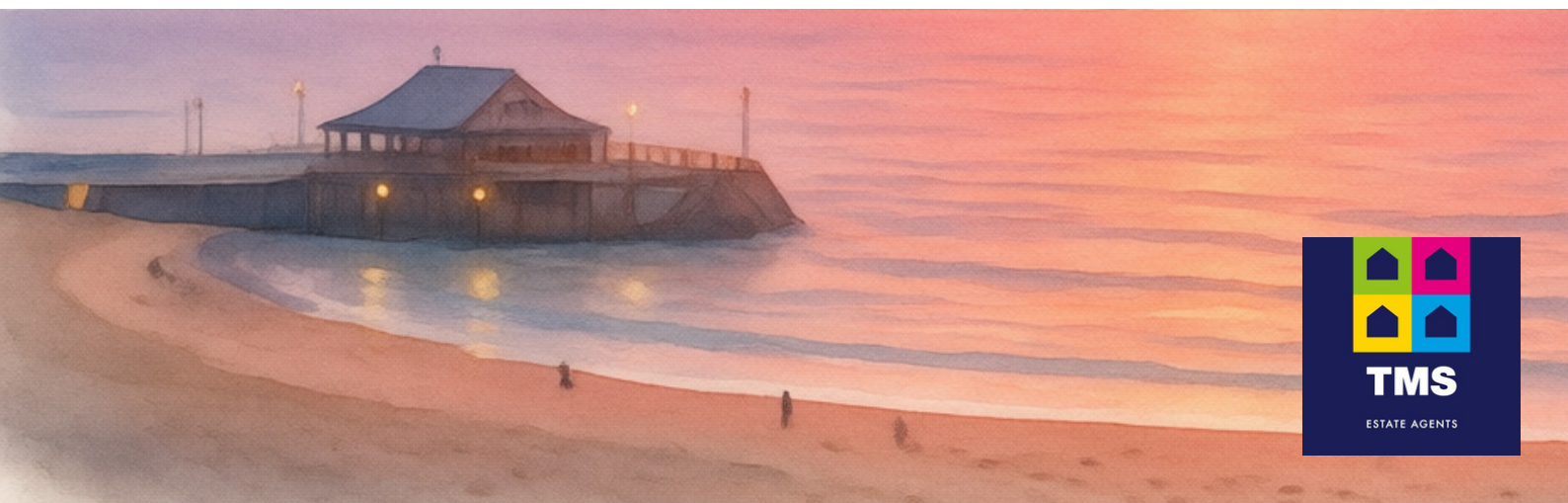


Crucial Alert!

You must serve the mandatory new
Renters' Rights Information Sheet
to all of your tenants.

Failing to provide this single document carries
a steep starting penalty of £7,000 per tenancy.

For serious or repeated non-compliance,
fines can skyrocket up to £40,000.





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Compliance shouldn't be a DIY project.

*Trust your property to an award-winning team
that stays ahead of the legislation.*

How can we help you today?

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