

“ What has been introduced for a more sustainable rental sector may backfire, making it harder for tenants to secure a home.

Renters' Rights Act 2025

RRA2025 largely took effect on 1 May 2026, shifting the market towards a “tenant first” system, and imposing stricter compliance, more costs and reduced flexibility for Landlords. **FIGURE 1** below shows the main provisions of the Act.

Landlord concerns are high

While the legislation is meant to further protect tenants, it is possible it will make renting more difficult. Some data is already suggesting that the majority of Landlords foresee a negative impact on their business, and an expectation that the new legislation will harm the wider market in the long term; with some evicting tenants prior to the 1 May deadline.

Behavioural shift

Landlords expect to become more selective about tenants during the referencing process, with more scrutiny prior to finalising tenancy agreements. Additionally, we have already seen an uplift in rents over the last two quarters, as an anticipatory move to cover additional risks, compliance, tax and costs associated with renting.

Key dates for 2026

While **1 May 2026** saw the major first phase of RRA 2025 implementation with no-fault eviction ban, periodic tenancies giving tenants the right to terminate by giving 2 months notice from inception, the end to bidding wars and limits to rent increases, it is worth noting some further dates if you are a tenant.

Landlords have to provide existing tenants information about these changes with an information sheet published the Government and have to do so prior to **31 May 2026**.

Late 2026 will see the implementation of the Private Landlord Ombudsman (a free complaint service for tenants, subsidised by Landlords) and the national Private Rental Sector (PRS) database so that tenants can check who they will be renting from.

R3 will continue to provide updates to the market as and when new pieces of legislation relating to RRA 2025 comes into force.

Grounds for possession

s21 no-fault eviction gets replaced with a revised set of mandatory grounds for possession. Here are the main ones Landlords can use, when they can use them and the restrictions imposed on them after using them.

Landlord notice period in red

LANDLORD CIRCUMSTANCES

1

- **Ground 1:** Occupation by Landlord or Family [4 mth]
- **Ground 1A:** Sale of Property [4 mth]

See *Crucial Conditions* below for Grounds 1 & 1A

- **Ground 6:** Redevelopment (demolish or substantial) [4 mth]

TENANT FAULT GROUNDS

2

- **Ground 7:** Death of tenant [2 mth]
- **Ground 7A:** Serious anti-social behaviour [1 mth max]
- **Ground 7B:** No “Right to Rent” [2 wks]
- **Ground 8:** serious rent arrears (> 3 mth) [2 wks]

CRUCIAL CONDITIONS

3

- **Deposit protection:** no possession unless deposit was properly protected
- **Landlord Database:** Landlord must be registered
- **Re-letting bans:** After 1 or 1A landlords are restricted from re-letting for 12 months

FIGURE 1 – RENTERS' RIGHTS ACT 2025 (RRA 2025) MAIN PROVISIONS

