

# Renters' Rights Act 2025, What Landlords Must Do to Stay Compliant

The Renters Rights Act 2025 is one of the most significant changes to the private rental sector in decades. If you are a landlord in England, understanding your new legal responsibilities is critical.

This guide explains exactly what the new legislation means, what you must do before key deadlines, and how to stay compliant moving forward. It also includes access to the official government information sheet that must be issued to all existing tenants by 31<sup>st</sup> May 2026.

With penalties reaching up to £7,000 per breach for non-compliance, this is not something landlords can afford to ignore. This article breaks down the changes clearly, so you can take action with confidence.

## [Ask Us a Question](#)

### **What Is the Renters' Rights Act 2025 & Why Does It Matter?**

The Renters' Rights Act 2025 introduces new protections for tenants and tighter regulations for landlords across England.

#### **According to the official information sheet, from 1 May 2026:**

- Tenants gain stronger legal protections
- New tenancy rules automatically apply
- Landlords cannot override these rules through contracts

This means even if your tenancy agreement has not been updated, the law still applies.

#### **Why this matters for landlords:**

- Legal responsibilities increase significantly
- Documentation and communication become critical
- Non-compliance risks financial penalties
- Tenancy management becomes more structured

### **What Are Landlords Legally Required to Do Under the Act?**

One of the most important changes is the introduction of a mandatory Renters' Rights Act information sheet 2026.

### **What Is the New Legal Requirement?**

#### **Landlords must:**

- Provide the official Renters' Rights Act Information Sheet 2026

- Issue it to all existing tenants
- Deliver it to every named tenant
- Ensure proof of delivery is recorded

This must be completed before 31 May 2026.

Failure to comply could result in fines of up to £7,000.

### **Download the Official Renters' Rights Act Information Sheet 2026**

You must provide tenants with the official document, not just a link.

#### **Important compliance note:**

- You must send the document directly to the tenants
- A simple link is not legally valid
- You must retain proof of delivery

This is one of the first real compliance tests under the new legislation.

### **What Changes Will Affect Tenancies Under the Act?**

The Act introduces several major changes that landlords must understand.

#### **Will Fixed-Term Tenancies Be Abolished?**

Yes.

#### **From 1 May 2026:**

- Fixed-term tenancies will no longer exist
- All tenancies automatically become Assured Periodic Tenancies (APTs)
- Tenancies will no longer have an end date
- Tenancies continue until ended legally by either party
  
- Notice period for tenants to end the tenancy 2 months +

This shifts more control toward tenants and requires landlords to adapt their processes.

### **What Happens to Section 21 Evictions?**

Landlords will no longer be able to use a Section 21 'no fault' eviction notice from 1<sup>st</sup> May 2026 to repossess their property.

#### **Instead:**

- Section 8 notice has to be used for eviction

- A valid legal ground will be required
- The notice period will depend on the ground used
- Evidence must be provided to the court
- The process becomes more regulated

### **How Will Rent Increases Work?**

Under the new rules:

- Rent can only be increased once per year using a Section 13 notice
- Landlords must give at least 2 months' notice
- Increases must reflect market value
- Tenants can challenge increases via the First-Tier Tribunal

### **What New Rights Do Tenants Have?**

Tenants gain several new rights, including:

- The right to request a pet
- Protection from unfair rent increases
- More secure tenancies
- Stronger property standards
- Ban on rental bidding wars
- Protection against discrimination

### **Why Is Compliance More Important Than Ever?**

Section 8 will replace Section 21 and all claims will be processed by the courts. That is why it is crucial for landlords to rely on:

- Accurate documentation
- Clear communication
- Proper legal processes

### **The Renters' Rights information sheet now becomes a key compliance tool.**

It is used to:

- Explain new tenancy rights
- Clarify landlord responsibilities
- Reduce disputes caused by misunderstanding

## **What Happens If You Do Not Comply With the Renters' Rights Act 2025?**

Non-compliance can lead to:

- Financial penalties up to £7,000
- Legal disputes with tenants
- Delays in possession claims
- Increased scrutiny from local authorities

For self-managed landlords, this is particularly important, as responsibility sits entirely with you.

### **Real Example, How a Small Oversight Can Cost Thousands**

A landlord failed to provide required documentation to tenants within the legal timeframe.

#### **Result:**

- Unable to proceed with eviction
- Faced legal delays
- Incurred additional legal costs

With the Renters' Rights Act, similar oversights will carry financial penalties.

## **How Should Landlords Prepare for the Renters' Rights Act 2025?**

Preparation is essential.

#### **Key steps:**

- Review all existing tenancies
- Download the official information sheet
- Issue it to all tenants before the deadline
- Keep proof of delivery
- Update internal processes and documentation
- Stay informed on ongoing legislative changes

### **How Balvay Estate Agents Help Landlords Stay Compliant**

At Balvay Estate Agents, we support landlords in managing the Renters' Rights Act changes across Heswall, the Wirral, and Liverpool with compliance-led property management.

#### **We help you:**

- Stay updated with legislation changes
- Implement structured compliance processes
- Manage documentation and tenant communication
- Reduce legal risk and protect your investment

With over 15 years of property experience, we understand how to navigate changing regulations while keeping your property performing.

[Landlord Services](#) | [Rent Guarantee Insurance Wirral](#)

### **Seek Support Today**

The Renters' Rights Act 2025 is not a future problem; it is a current priority.

If you are unsure whether your property or processes are compliant, now is the time to act.

**Call:** [0151 556 7100](tel:01515567100)

**Email:** [office@balvay.co.uk](mailto:office@balvay.co.uk)

Speak to Balvay Estate Agents today and ensure your property is fully compliant, protected, and ready for the new legislation.

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