

SUMMER 2026

NEWSLETTER

Renters' Rights Act

What Landlords Need to Know Two Months On

Summer Offer 2026

on residential letting & landlord referral scheme





Landlord Legal Update

✦ **Renters' Rights Act –** What Landlords Need to Know Two Months On

The Renters' Rights Act came into force on 1 May 2026, bringing the biggest changes to the private rented sector in decades. While most landlords are aware that the legislation has taken effect, there are still a number of ongoing responsibilities and upcoming changes that require attention.

As your letting and management agent, Oaktree would like to remind landlords of the key points to be aware of.

For Existing Tenancies

All ASTs Have Now Become Periodic Tenancies

All Assured Shorthold Tenancies (ASTs) have automatically converted into Assured Periodic Tenancies.

This means:

- Fixed terms no longer apply.
- Break clauses are no longer effective.
- Tenancies continue on a rolling basis until they are ended in accordance with the legislation.

Landlords should ensure that any future decisions regarding their tenancies are made under the new legal framework.

Section 21 Has Been Abolished

The Section 21 "no-fault" eviction process is no longer available.

Landlords can no longer regain possession simply by giving two months' notice. Instead, possession can only be sought by serving the appropriate Section 8 Notice and relying on one or more of the statutory grounds for possession.

If you are considering recovering possession of your property, we strongly recommend seeking professional advice before taking any action.



Rent Increases

The new legislation introduces a formal process for increasing rent.

Landlords can now:

- Increase the rent only once every 12 months.
- Use the prescribed Section 13 Notice to propose the increase.
- Give a minimum of two months' notice.

Although serving a Section 13 Notice is the legal requirement, we do not recommend serving the notice without first discussing the proposed increase with your tenant.

In many cases, an agreement can be reached through negotiation. If a tenant believes the proposed rent is above the market level, they may challenge the increase through the appropriate legal process. Early communication often leads to a smoother outcome for both parties.

Looking Ahead – The Next Phase

The Government has confirmed that further parts of the Renters' Rights Act will be introduced in the coming phase.

One of the key upcoming requirements is the introduction of the Private Rented Sector Database, which landlords will be required to join before letting their properties.

Although the launch date has not yet been announced, landlords should be aware that further compliance requirements are on the way.

Oaktree will continue to monitor developments closely and will keep our landlords informed as soon as further guidance and implementation dates are published.



For New Tenancies

When letting a property under the new legislation, landlords should remember the following:

- **No fixed-term tenancies** – all new tenancies are periodic and have no fixed end date.
- **No break clauses** – traditional fixed-term break clauses no longer apply.
- **No rent bidding** – landlords and agents must not invite or accept offers above the advertised rent.
- **No rent in advance** – landlords cannot ask for or accept rent before the tenancy agreement is signed. After signing, no more than one month's rent in advance can generally be required before the tenancy starts.
- **No discrimination** – landlords must not refuse applicants because they receive benefits or have children. Applications should be assessed fairly based on factors such as affordability and referencing.

- **Pets must be considered** – landlords cannot have a blanket “no pets” policy. Pet requests must be considered individually and cannot be unreasonably refused.

It is therefore important that property advertising, tenancy agreements and the tenant selection process all comply with the new legal requirements.

Need Advice?

The Renters' Rights Act represents the most significant change to residential lettings in many years. Ensuring compliance can be challenging, particularly as further regulations are expected to follow.

Whether you require assistance with letting your property, managing an existing tenancy, serving the correct notices, or understanding your legal obligations, the team at Oaktree West London is here to help.

If you have any questions about how these changes affect your property, please do not hesitate to contact us. We will be pleased to provide guidance and support.



** This article provides general information and is not intended to constitute legal advice.*

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