



Landlord's Renters' Rights Act Compliance Checklist

Use the tick boxes below to ensure ongoing compliance with the requirements set by the Renters' Rights Act 2025.

Existing Tenancies from 1st May 2026

- ☐ I have provided all existing tenants the 'Information Sheet' by 31st May 2026 (due to be released in March 2026).
- ☐ I have registered myself and my property on the mandatory Private Rented Sector (PRS) Database (when available) and uploaded supporting compliance certificates (EPC, GSC, EICR).
- ☐ I have joined the PRS Landlord Ombudsman (when available).
- ☐ Any Oral tenancies have been provided with written terms.

Advertising & Application (For all new tenancies from 1 May 2026)

- ☐ I have registered myself and my property on the mandatory Private Rented Sector (PRS) Database (when available).
- ☐ The "proposed rent" is clearly stated in all advertisements.
- ☐ I have not invited or accepted offers above the advertised rent.
- ☐ I have avoided discriminatory language like "no DSS" or "no children" in listings.
- ☐ I have not demanded rent in advance.

Tenancy Agreement & Documentation

- ☐ The tenancy agreement uses the new required Assured Periodic Tenancy structure (no fixed term, 1 month max).
- ☐ I have protected the Tenancy Deposit (5 weeks of rent max) and provided the tenant with a copy of the certificate
- ☐ I have provided the tenant with valid copies of the:
 - ☐ Gas Safety Certificate
 - ☐ Electrical Installation Condition Report (EICR)
 - ☐ Energy Performance Certificate (EPC)

- "How to Rent" guide
- Prescribed Information for the tenancy deposit scheme

Property Standards & Safety

- The property meets the Decent Homes Standard (free of serious hazards like damp/mould).
- I have addressed all major hazards promptly, in line with "Awaab's Law" requirements.
- Annual gas safety checks are scheduled and completed on time.
- Five-yearly electrical safety checks are scheduled and completed on time.

Ongoing Management

- Rent increases are limited to once every 12 months.
- I use the official **Section 13** procedure and government form for rent increases (when available).
- I provide at least two months' written notice for any rent increase.
- I consider all tenant requests to keep a pet reasonably and respond in writing within 28 days.
- I am maintaining comprehensive records of all communications, repairs, and certificates.

Evictions (Section 21 is abolished)

- I understand I must use one of the reformed Section 8 grounds for possession (e.g., serious rental arrears, anti-social behaviour).
- I have collected sufficient written evidence to support any Section 8 claim.