

# LANDLORD Q&A

## RENTERS RIGHTS ACT

Q1. How does the Renters' Rights Act affect me as a landlord

**Agent Response:**

It strengthens tenants' protections, meaning clearer rules around repairs, notices, and documentation. We handle compliance for you so your tenancy runs smoothly and legally.

Q2. Will it be harder to evict tenants now?

**Agent Response:**

Evictions are still allowed but must follow stricter, more structured procedures. We ensure all required evidence and notices are correct so the process is as efficient as possible.

Q3. Can I still increase the rent?

**Agent Response:**

Yes, rent increases are allowed, but they must follow formal Section 13 notice rules and be reasonable. We advise you based on market data and legal guidelines to avoid disputes.

Q4. Do tenants have more power to challenge rent increases?

**Agent Response:**

They do, but justified and well-documented increases are rarely overturned. We ensure your rent strategy is fair, compliant, and defensible.

Q5. What documents am I required to provide tenants?

**Agent Response:**

Updated tenancy agreements, safety certificates, deposit information, and any disclosures required under the Act. We prepare and manage this compliance pack for you as part of our fully managed service.

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Q6. Do I need to make upgrades to comply with the law?

**Agent Response:**

Possibly. Some safety, repair, or energy standards may have changed. We will review your property and coordinate any required updates to keep you compliant.

Q7. Can I refuse pets?

**Agent Response:**

You can refuse pets for valid reasons, but the Act encourages fair consideration. We help assess each request and add protective clauses if pets are approved.

Q8. How do arrears or non-payment work under the new rules?

**Agent Response:**

There's now a clearer, step-by-step process for handling arrears. We manage communication, documentation, and escalation if legal action becomes necessary. We also recommend taking out a rent & legal insurance policy. We can assist with this if required.

Q9. Will this cost me more money?

**Agent Response:**

Some compliance steps may require small upfront costs, but they prevent disputes, fines, and legal issues. Staying aligned with the Act protects your long-term investment.

10. How will you help ensure I stay compliant?

**Agent Response:**

We track deadlines, maintain documents, issue correct notices, coordinate checks, and keep you updated, so you're fully protected and legally compliant at all times.

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Q11. If I serve notice because I plan to sell, but the sale falls through, can I re-let? Do I need to wait?

**Agent Response:**

Yes, you can re-let the property if the sale does not complete. However, the law typically requires that the original notice to the tenant was served in genuine intention to sell. If plans change, you must ensure you are not seen as misusing possession grounds. There is usually a required period (often a few months) before re-letting, unless you can show the sale collapse was legitimate and unforeseeable. We help document your intentions so you remain compliant.

Q12. With Section 21 abolished, what grounds still allow me to regain possession?

**Agent Response:**

Even without Section 21, landlords still have clear legal grounds to take back a property, including:

- Selling the property
- Moving in yourself or housing close family
- Serious rent arrears
- Breach of tenancy (e.g., damage, antisocial behaviour)
- Abandonment or loss of tenant's right to rent
- Repeated late rent (depending on legislation)

Possession is still possible - it just requires using the correct, evidence-based grounds. We guide you through documentation and ensure all notices and evidence meet legal standards.