

DBK

A SIMPLE GUIDE TO THE RENTERS' RIGHTS ACT

What landlords need to know





What's Changing

The Renters' Rights Act will introduce significant changes to how tenancies are managed across England.

This guide highlights the key updates and more importantly, what they mean for you as a landlord.



Rolling Tenancies

Fixed-term tenancies are expected to move to rolling (periodic) agreements, with no fixed end date.

What this means for you:

Less certainty around tenancy end dates and greater importance on proactive management.

At DBK, we are already guiding landlords on how to adapt and keep tenancies running smoothly.



Section 21

Section 21 (no-fault evictions) are being removed.

Landlords will still be able to regain possession under specific legal grounds.

What this means for you:

Strong tenant selection and correct processes will be more important than ever.

We continue to guide landlords through the correct procedures to protect their position.



Notice Periods

Tenants will be able to end a tenancy at any time by giving 2 months' notice.

What this means for you:

There may be increased movement and shorter planning windows between tenancies.

At DBK, we act quickly when notice is received, re-marketing early and managing transitions to minimise void periods.



Rent Reviews

Rent can only be increased once per year and must follow the correct legal process.

What this means for you:

Timing is key! Missing the right moment could impact your rental income.

We take a data-led approach to annual rent reviews, ensuring our landlords remain competitive while maximising returns.



Pets

Tenants will have the right to request a pet and landlords cannot unreasonably refuse.

Restrictions may still apply (e.g. building rules) and pet insurance may be required.

We guide landlords on suitable tenancy terms to balance flexibility with protection.



Rent Arrears

Mandatory possession will apply where tenants fall into serious rent arrears (e.g. 3 months unpaid).

What this means for you:

Early monitoring and action are critical.

We recommend rent protection insurance and closely track payments to act quickly if issues arise.



Rental Bidding

Rental bidding will be banned - landlords and agents cannot accept offers above the advertised rent.

What this means for you:

Pricing strategy becomes even more important from day one.

We ensure properties are correctly positioned in the market to generate strong demand and the best outcome.



Property Condition

Enforcement of property standards is increasing, with greater focus on safety, repairs and compliance.

What this means for you:

Staying ahead of maintenance and legal requirements is essential.

At DBK, we carry out regular inspections and proactive maintenance to keep your property compliant and well managed.



What Landlords Should Do Now

The key is to stay ahead - not react late.

Landlord Action Plan

- Review your current tenancies (many will move to rolling agreements)
- Plan ahead for annual rent reviews
- Ensure full compliance across your property
- Put clear processes in place for repairs and communication
- Prepare for changes around pets
- Carry out a full portfolio review



How DBK Supports You

We don't just keep you compliant - we help you stay ahead

- Proactive rent review strategy
- Ongoing tenancy management aligned with new legislation
- Clear guidance on when and how to act
- Regular portfolio reviews to maximise performance

Need Support?

Already managing properties? We can review your current setup and highlight any risks or missed opportunities.

Book a **free 15 minute consultation** with one of our lettings experts.

We'll help you protect your portfolio and offer clear and practical advice.

No pressure.

Book your free lettings review today

