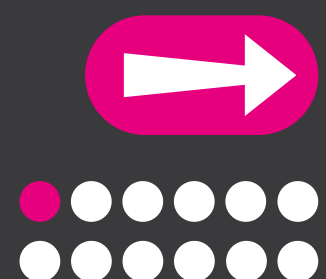




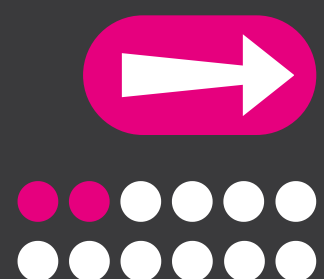
RENTERS' RIGHTS ACT 2025

LANDLORD COMPLIANCE CHECKLIST



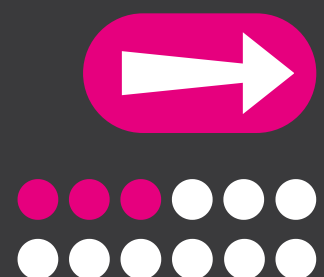
1 REGISTRATION & LEGAL REQUIREMENTS

- ✓ Register with PRS Landlord Ombudsman.
- ✓ Register landlord and property on the PRS Database.
- ✓ Maintain updated registration details.
- ✓ State proposed rent in all listings; do not exceed it.
- ✓ Avoid discriminatory adverts (e.g., no DSS).
- ✓ Do not re-let within 12 months after Ground 1 or 1A possession.



2 DOCUMENTS TO PROVIDE BEFORE TENANCY

- ✓ **Gas Safety Certificate (CP12)**
- ✓ **Electrical Installation Condition Report (EICR).**
- ✓ **Energy Performance Certificate (EPC).**
- ✓ **Tenancy Deposit Protection and prescribed information.**
- ✓ **Written statement of tenancy terms.**
- ✓ **Smoke and Carbon Monoxide Alarm compliance.**
- ✓ **Right to Rent checks.**
- ✓ **How to Rent guide.**

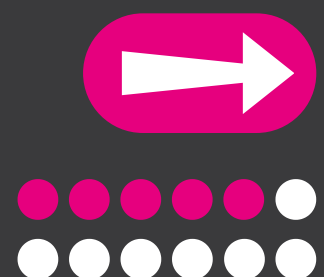


3 TENANCY STRUCTURE

- ✓ **Assured Periodic Tenancy only**
- ✓ **No fixed terms or break clauses**
- ✓ **Existing fixed-term ASTs convert to periodic**

4 **RENT & TENANT REQUESTS**

- ✓ **Rent increases via Section 13 only**
- ✓ **Respond to pet requests within 28 days; refusal only with good reason.**

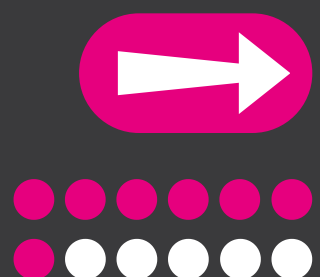


5 **PROPERTY STANDARDS & SAFETY**

- ✓ **Ensure compliance with Decent Homes Standard**
- ✓ **Address hazards per Awaab's Law**
- ✓ **Annual gas, smoke, and CO alarm checks**
- ✓ **Five-yearly EICR checks**
- ✓ **HMO licence current (if applicable).**

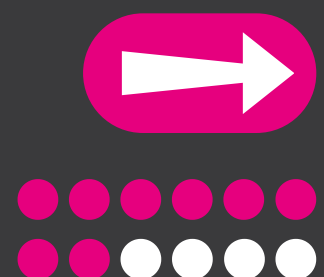
6 ON-GOING RESPONSIBILITIES

- ✓ **Update PRS Database as needed**
- ✓ **Maintain safety compliance**
- ✓ **Respond promptly to repair reports**
- ✓ **Keep detailed written records.**



7 EVICTIION & POSSESSION

- ✔ Section 21 abolished; use Section 8 with valid grounds.
- ✔ Serve Form 3, respect notice periods, provide evidence.

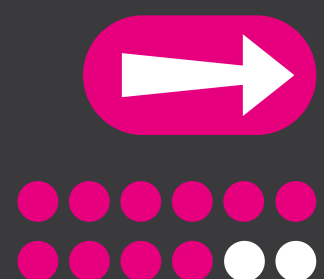


8 RECORDS & SYSTEMS

- ✓ Organise tenancy documents, rent logs, safety certificates, guarantor info.
- ✓ Ensure deposit information is correct and accessible.

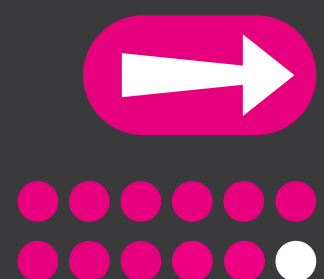
9 **COMMUNICATION & PROFESSIONAL PRACTICE**

- ✓ **Remove Section 21 references**
- ✓ **Notify tenants and landlords of changes**
- ✓ **Keep communications professional and documented**
- ✓ **Consider professional management support.**



10 PREPARING FOR TRANSITION

- ✓ **Review tenancy conversions**
- ✓ **Resolve issues before implementation**
- ✓ **Plan rent increases in compliance with timing rules**
- ✓ **Check mortgage, lease, and insurance compatibility**
- ✓ **Stay informed through professional advice or webinars.**





**Ensure you're fully
compliant with the
Renters' Rights Act 2025.**

Contact **WYN Legal today
for expert guidance on
tenancy agreements,
property compliance,
and landlord obligations**

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