

# Renters' Rights Bill



## The end of S21 Eviction

Section 21 will be abolished and you will only be able to evict your tenant with a specific reason listed in Section 8



## All tenancies will become periodic

All tenancies will become 'rolling' and the tenant can leave at any time with 2 month's notice



## Rent increases

There will be stricter rules on rent increases and rent payments in advance. Tenants will be able to challenge at the First-Tier Tribunal



## New Eviction Grounds

You will need a specific reason to gain possession of the property. Eg sale, moving back in, rent arrears, antisocial behaviour



## Tenants can request a pet

Tenants will have the right to request a pet. You can only refuse with a valid reason. You can ask for pet insurance



## Property condition and repairs

A new Decent Homes Standard will apply to rental properties. Repairs like damp and mould will need to be fixed within strict legal timeframes



## Discrimination

It will be illegal to reject tenants based on whether they have children or receive benefits



## Adaptation requests

Tenants will be able to request reasonable home adaptations. A refusal will require valid reasons. Tenants will be able to appeal



## Landlord Database

There will be a national database which all landlords will be required to register on



## Housing Ombudsman

A new Housing Ombudsman will be created to deal with disputes. Decisions will be binding on landlords

Renters' Rights Bill - Information series from Ocean Properties. Please contact us if you would like any further information.

