

# The Renters' Rights Act has **Changed Everything** for Landlords



- ▶ Your property.
  - ▶ Your income.
  - ▶ Your peace of mind.
- protected by  
Wild & Co.*

Wild  
& Co.

Stop Worrying. Start Complying.

# Wild & Co.



Trusted by landlords across Hackney, Islington  
and surrounding areas.



ClientMoney  
Protect



# What's Changing for Landlords?

The Renters' Rights Act marks the biggest shake-up in property letting for a generation. Section 21 is gone. Fixed terms are gone.

*And now, the penalties for getting it wrong are higher than ever.*

This new legislation completely rewrites how you let, manage, and protect your property. Here's what every landlord needs to know:



## Tenancy Law Changes

- ▶ **No more "no-fault" evictions** – Every eviction must now follow a strict Section 8 process.
- ▶ **All tenancies become rolling** – no more fixed terms; tenants can give notice at any time.
- ▶ **12-month protected period** – no eviction for move-in or sale.



## Legal & Compliance Duties

- ▶ **Mandatory Landlord Ombudsman** – every landlord must join; complaints can lead to binding compensation orders.
- ▶ **Compulsory national property register** – you and your properties must be listed on the new national portal.
- ▶ **Decent Homes Standard** – your property must meet tougher national standards (phased in from 2035).
- ▶ **Awaab's Law** – strict time limits now apply for responding to and repairing issues like damp and mould.



## Tenant Rights & Rent Rules

- ▶ **Stronger tenant rights** – you can't unreasonably refuse pets or discriminate based on children or benefits.
- ▶ **Rent increases restricted** – only once per year, through a new legal process open to tenant challenge.

\*Implementation of some measures expected from 2026.

**Even experienced landlords are finding this overwhelming.**

That's why we've built our Compliance Guarantee – to take care of every obligation for you.

Navigating the Renters' Rights Act is a full-time job – unless you have us on your side.

# Our Expert Solution: Your Compliance Guarantee

Our Fully Managed Service ensures every new legal requirement is handled, documented, and compliant.



## Stay Legal

- ▶ **New tenancy agreements** – drafted and issued to meet the new periodic tenancy rules.
- ▶ **Ombudsman & PRS Portal registration** – we'll handle your registration and all official communications.
- ▶ **Right to Rent & deposit protection** – 100% compliance, every time.



## Stay Safe

- ▶ **Decent Homes Standard audit** – full inspection and compliance management.
- ▶ **Awaab's Law response system** – 24/7 reporting and rapid-repair process to meet legal timeframes.
- ▶ **Routine maintenance oversight** – proactive upkeep prevents non-compliance issues.



## Stay Profitable

- ▶ **Rent review and tribunal handling** – full management of the new rent increase process.
- ▶ **Pet requests** – we manage tenant requests fairly, protecting your property with solid tenancy clauses.
- ▶ **Section 8 possession support** – we'll prepare evidence and manage the process if you need to regain possession.

\*Implementation of some measures expected from 2026.

**Your Compliance Guarantee means one thing:**

**You'll never have to worry about missing a deadline, misinterpreting a rule, or facing a fine again.**

# Why Choose?

Wild  
& Co.



Your Local  
Experts in  
Landlord  
Compliance

Going it alone has never been riskier.

**We manage risk – not just property.**

Wild & Co. protects your reputation, your tenants,  
and your income.

**Ready to protect your property, your tenants, and your peace of mind?**

With Wild & Co.s' Compliance Guarantee, you'll never lose sleep over a new regulation again.

# Stop Worrying. Start Complying.

The Renters' Rights Act is here for 2026 – and we've already done the homework for you.

▶ Book your **FREE** compliance consultation today

- ▶ Check if your property meets the new Decent Homes Standard
- ▶ Review your tenancy agreement for legal compliance
- ▶ Understand your new landlord duties and key deadlines

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