

## Impact on Landlords: The Real Picture

The data tells a reassuring story. Here's what independent research and government figures show.

# 0.65%

of all private tenancies resulted in a Section 21 claim in 2024 — most landlords never used it

Source: MHCLG Mortgage & Landlord Possession Tables Q2 2024

# 4.7 yrs

average length private renters stay in their home — periodic tenancies do not mean constant turnover

Source: MHCLG English Housing Survey 2024–25

# 32,285

no-fault possession claims in 2024 across 5.4m PRS households — a tiny fraction of lettings

Source: MHCLG Landlord Possession Tables 2024

**Section 21 was rarely the tool landlords relied on — Section 8 remains fully available.**

The vast majority of landlords managed their properties without ever needing a Section 21 notice. Ending no-fault evictions removes a tool used in under 1% of tenancies. The expanded Section 8 grounds — including selling (Ground 1A), owner occupation (Ground 1) and rent arrears (Ground 8) — give landlords a clear and enforceable route to possession when genuinely needed.

# 2%

London rents grew in 2025 — annual Section 13 rent reviews still allow full market-rate increases

Source: Zoopla Rental Market Report 2025

# 76%

of landlords who rented to pet owners reported zero pet-related damage to their property

Source: Battersea Dogs & Cats Home / NRLA Research 2023

# 99%+

compliance with rental bidding bans in comparable markets (New South Wales), with rents continuing to grow

Source: NSW Government Rental Reform Impact Assessment 2023

**Rent increases, pets and deposits: the changes are manageable in practice.**

Annual rent reviews via Section 13 allow landlords to keep pace with market rents — London rents have grown consistently and are forecast to continue doing so. Pet requests come with a 28-day decision window and a right to refuse on reasonable grounds; evidence shows most pet-owning tenants cause no additional damage. Deposit rules are unchanged.

### What Absolute Living is doing for you right now:

- ✓ Updated tenancy agreements compliant with the Renters' Rights Act 2025
- ✓ Section 13 rent review process built into every managed tenancy
- ✓ Government Information Sheet served to all managed tenants by 31 May 2026 deadline
- ✓ Section 8 possession procedures reviewed and operationally ready from 1 May 2026
- ✓ Pet request process and 28-day response workflow in place for all managed properties
- ✓ All managed landlords notified of key changes and compliance requirements