

Landlord checklist: Preparing for periodic tenancies

The shift to rolling periodic tenancies means big changes for how you manage your rental agreements. Use this checklist to get your portfolio Renters' Rights Act ready.



1. Review your fixed term tenancies

- ☐ Review all existing tenancy agreements
- ☐ Identify which tenancies are fixed term and when they expire
- ☐ Plan how you'll manage tenancies that will automatically convert to periodic status



2. Make sure your tenancy paperwork is up to date

- ☐ Adjust your tenancy agreement templates to reflect periodic terms
- ☐ Remove or revise rent review clauses and break clauses that may no longer apply
- ☐ Make sure all new agreements are legally compliant under the new rules



3. Record keeping and documentation

- ☐ Keep detailed records of rent payments, arrears, and breaches
- ☐ Document all maintenance requests and property inspections
- ☐ Save all tenant communication, especially around disputes or any complaints



4. Notify your deposit protection scheme

- ☐ Contact mydeposits if a fixed-term tenancy transitions to periodic
- ☐ Avoid automatic unprotection by updating the tenancy status within 30 calendar days
- ☐ Make sure all deposits remain legally protected and compliant under periodic terms



5. Prepare for longer legal processes

- ☐ Understand the revised Section 8 notice grounds and timeframes
- ☐ Budget for potential court fees and extended repossession timelines
- ☐ Seek legal advice early, from experts Landlord Action, if you anticipate needing possession



6. Stay informed on the Renters' Rights Act updates

- ☐ Monitor Renters' Rights Act announcements by subscribing to LandlordZONE
 - ☐ Follow our LandlordZONE forum for updates and get involved in the discussions
 - ☐ Be ready to act as soon as the new tenancy rules come into force
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