

YOUR FACT SHEET ON SECTION 13

Section 13 notices will become the sole mechanism for increasing rent when the Renters' Rights Bill becomes law.

CURRENT SYSTEM: HOW LANDLORDS INCREASE RENT

Landlords manage rent increases differently based on the types of tenancies: fixed-term and periodic.

FIXED-TERM TENANCIES

In fixed-term tenancies, you can increase the rent by:

- Including a rent review clause in the agreement
- Renewing fixed-term tenancy with an updated rent amount
- Mutual written agreement between landlord and tenant during a tenancy

These options give landlords more flexibility.

PERIODIC TENANCIES

Fixed-term tenancies automatically become periodic when a fixed-term contract expires. They have the following stipulations:

- Landlords need to provide one month's notice of a rent increase via Section 13
- Rent increases can only happen once per year

RENTERS' RIGHTS BILL: PROPOSED CHANGES

The Renters' Rights Bill introduces significant changes to standardise rent increase procedures and improve tenant security.

1 - ABOLITION OF FIXED-TERM TENANCIES

All residential tenancies will transition into periodic, including existing fixed-term agreements.

2 - UNIFIED RENT INCREASE MECHANISM

Since there'll be no fixed-term tenancies, Section 13 will become the **ONLY** mechanism for increasing rent.

3 - EXTENDED NOTICE PERIOD

Landlords must provide tenants with 2 months' notice of any proposed rent increase, compared to the current one-month requirement.