

NOTICE OF PROPOSED RENT INCREASE

(Issued under Section 13 of the Housing Act 1988 as amended by the Renters' Rights Act 2026)

1. Parties

- **Landlord/Agent:** _____ of _____ [Address].
- **Tenant(s):** _____ residing at _____ [Property Address].

2. Current Rent

The current rent is £ _____ per [week/month]. It was last increased/set on _____ [Date].

3. Proposed New Rent

The Landlord proposes a new rent of £ _____ per [week/month].

- Note: This must not exceed the current open market rate.

4. Effective Date (Minimum 2 Months' Notice)

The new rent will take effect on: _____ [Date].

- In accordance with the Renters' Rights Act 2026, this date is at least **two months** after the date this notice is served.

5. Tenant's Rights and Challenges

If you do not agree with the proposed increase, you have the right to challenge it:

- **Tribunal Referral:** You may refer this notice to the **First-tier Tribunal (Property Chamber)** before the Effective Date.
- **Market Standard:** The Tribunal will determine the rent based on what the Landlord could reasonably expect to get if letting the property on the open market.
- **Protection:** The Tribunal cannot set a rent higher than the one proposed by the Landlord in this notice.

6. Contact and Signature

For queries, contact: _____ at _____.

Signed (Landlord/Agent): _____

Date of Notice: _____

This document is a general template for England and does not constitute legal advice. It must not be used in Scotland, Wales, or Northern Ireland. Under the Renters' Rights Act 2026, rent increases in England are limited to once every 12 months and require a statutory 2-month notice period.