# Long-standing landlord exits market as UK Renters' Rights Bill sparks concern over housing supply



Patricia Ogunfeibo, a landlord who has managed rental properties since 1986, recently sold one of her nine flats in south-east London, citing concerns over the imminent Renters' Rights Bill. The 61-year-old expressed a desire to exit the landlord market, reflecting a growing trend among property owners wary of the bill’s implications. The legislation, considered one of the most substantial reforms to the private rental sector in recent years, aims to bolster tenant protections by banning Section 21 "no-fault" evictions, allowing tenants to challenge unfair rent hikes, and outlawing discrimination against prospective tenants on benefits or with children. Ogunfeibo fears these measures could inadvertently reduce the rental supply, pushing up rents amid already strained housing affordability.

The UK government presents the Renters' Rights Bill as a transformative initiative to rebalance the power dynamic between tenants and landlords. According to official statements, the bill will introduce a Private Rented Sector Database to help landlords meet legal obligations and improve compliance transparency. It will also address harmful practices such as rental bidding wars and enable tenants to request permission to keep pets. The government emphasises that these reforms will create greater housing security, rights, and protections for approximately 11 million renters across the country. Additional provisions will extend the Decent Homes Standard to the private sector for the first time, aiming to enhance the safety and quality of rental properties, while crackdowns on rogue landlords seek to protect vulnerable tenants.

Despite these aims, some in the landlord community remain apprehensive. Chris Norris, chief policy officer for the National Residential Landlords Association, highlights the importance of securing responsible landlords' confidence and ensuring courts can efficiently handle possession cases once Section 21 is abolished. Data from landlord surveys indicate smaller landlords, those with fewer properties, are more inclined to leave the market in light of regulatory changes. This trend risks exacerbating the rental housing shortage, especially in London, where new lettings have already declined by 8% year-on-year.

For tenants, the bill promises significant improvements. Natasha Johnson, who was evicted under Section 21 during the COVID-19 pandemic, described the trauma of losing her home and the instability it introduced to her family life. The bill will provide new tenants with a 12-month protected period during which evictions for landlord’s personal reasons are prohibited. After this period, four months' notice will be required to end tenancies with valid reasons specified. The London Renters Union welcomed the end of no-fault evictions yet called for further rent control measures to prevent soaring rents from forcing people out of their homes and communities. They argue that without rental price caps, tenants will continue to struggle despite enhanced legal protections.

Government officials maintain that the bill remains a legislative priority and will rapidly become law, framing it as a cornerstone of Labour’s manifesto commitments. The bill aims to level the playing field, empowering tenants to challenge excessive rent increases and poor conditions effectively, while promoting fairness and stability within the rental market. As the bill progresses through Parliament, its success will depend on balancing tenant protections with maintaining a viable rental market to ensure access to affordable homes for all.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.bbc.com/news/articles/cwywj3gj9z7o?at_medium=RSS&at_campaign=rss)
* Paragraph 2 – [[2]](https://www.gov.uk/government/news/how-were-protecting-renters), [[3]](https://www.gov.uk/government/news/landmark-reforms-to-give-greater-security-for-11-million-renters), [[4]](https://www.gov.uk/government/news/protections-for-families-and-crack-down-on-rogue-landlords), [[5]](https://www.gov.uk/government/news/government-introduces-landmark-reforms-to-deliver-fairer-private-rented-sector-for-tenants-and-landlords)
* Paragraph 3 – [[1]](https://www.bbc.com/news/articles/cwywj3gj9z7o?at_medium=RSS&at_campaign=rss), [[5]](https://www.gov.uk/government/news/government-introduces-landmark-reforms-to-deliver-fairer-private-rented-sector-for-tenants-and-landlords), [[6]](https://www.gov.uk/government/news/new-law-to-protect-renters-one-step-closer-to-becoming-a-reality)
* Paragraph 4 – [[1]](https://www.bbc.com/news/articles/cwywj3gj9z7o?at_medium=RSS&at_campaign=rss), [[3]](https://www.gov.uk/government/news/landmark-reforms-to-give-greater-security-for-11-million-renters), [[5]](https://www.gov.uk/government/news/government-introduces-landmark-reforms-to-deliver-fairer-private-rented-sector-for-tenants-and-landlords)
* Paragraph 5 – [[1]](https://www.bbc.com/news/articles/cwywj3gj9z7o?at_medium=RSS&at_campaign=rss), [[3]](https://www.gov.uk/government/news/landmark-reforms-to-give-greater-security-for-11-million-renters), [[6]](https://www.gov.uk/government/news/new-law-to-protect-renters-one-step-closer-to-becoming-a-reality)

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## Bibliography

1. <https://www.bbc.com/news/articles/cwywj3gj9z7o?at_medium=RSS&at_campaign=rss> - Please view link - unable to able to access data
2. <https://www.gov.uk/government/news/how-were-protecting-renters> - The UK government is introducing the Renters' Rights Bill to provide greater rights and protections for renters. The bill aims to end unfair no-fault evictions, ban rental bidding wars, and prevent unreasonable mid-tenancy rent increases. It also seeks to create a new Private Rented Sector Database to help landlords and tenants, abolish rental discrimination against tenants with children or those in receipt of benefits, and apply the Decent Homes Standard to the private rented sector for the first time. Additionally, tenants will have the right to request a pet, and landlords will be required to consider such requests.
3. <https://www.gov.uk/government/news/landmark-reforms-to-give-greater-security-for-11-million-renters> - The UK government has introduced the Renters' Rights Bill, aiming to ban Section 21 'no-fault' evictions for new and existing tenancies. This reform is intended to provide renters with greater security and protect them from unfair evictions. The bill also includes measures to extend Awaab’s Law into the private rented sector and end blanket bans for tenants on benefits or with children, ensuring fairer treatment for all renters.
4. <https://www.gov.uk/government/news/protections-for-families-and-crack-down-on-rogue-landlords> - The UK government has proposed amendments to the Renters (Reform) Bill to crack down on rogue landlords and protect vulnerable residents. These changes aim to make it illegal for landlords and agents to have blanket bans on renting to people who receive benefits or have children, ensuring families are not discriminated against when seeking rental housing. The amendments also introduce the Decent Homes Standard to the private rented sector for the first time, aiming to improve housing quality and safety for tenants.
5. <https://www.gov.uk/government/news/government-introduces-landmark-reforms-to-deliver-fairer-private-rented-sector-for-tenants-and-landlords> - The UK government has introduced the Renters (Reform) Bill, marking a significant overhaul of housing laws to deliver safer, fairer, and higher-quality homes for tenants and landlords. The bill aims to ban Section 21 'no-fault' evictions, apply the Decent Homes Standard to the private rented sector, and make it illegal for landlords and agents to have blanket bans on renting to tenants in receipt of benefits or with children. These reforms are part of the government's mission to level up communities and improve the life chances of people across the country.
6. <https://www.gov.uk/government/news/new-law-to-protect-renters-one-step-closer-to-becoming-a-reality> - The UK government's Renters' Rights Bill is progressing through Parliament, bringing greater security and protections for renters closer to becoming law. The bill includes new rules to cap advance rent payments at one month's rent, abolish Section 21 'no-fault' evictions, end rental bidding wars, and tackle unreasonable rent increases. It also supports the government's Plan for Change, aiming to raise living standards and provide safe and decent homes for all.
7. <https://www.gov.uk/government/news/protections-for-families-and-crack-down-on-rogue-landlords> - The UK government has proposed amendments to the Renters (Reform) Bill to crack down on rogue landlords and protect vulnerable residents. These changes aim to make it illegal for landlords and agents to have blanket bans on renting to people who receive benefits or have children, ensuring families are not discriminated against when seeking rental housing. The amendments also introduce the Decent Homes Standard to the private rented sector for the first time, aiming to improve housing quality and safety for tenants.