

Annex B. Offences Covered by Civil Penalties

- unlawful eviction and harassment of occupier as defined under the [Protection from Eviction Act 1977](#)
- failure to give a written statement of terms under section 16D of the Housing Act 1988
- failure to give an existing tenant information about changes made by the Renters' Rights Act under paragraph 7(2) of schedule 6 to the Renters' Rights Act 2025
- attempting to let a property for a fixed term under section 16E of the Housing Act 1988
- attempting to end a tenancy orally or by service of a notice to quit under section 16E of the Housing Act 1988
- serving an eviction notice that attempts to end a tenancy outside the prescribed section 8 process under section 16E of the Housing Act 1988
- relying on a ground where the person does not reasonably believe that the landlord is/will be able to obtain possession under section 16E of the Housing Act 1988
- relying on a ground knowing the landlord would not be able to obtain possession or being reckless as to whether they would under section 16J of the Housing Act 1988
- failing to provide a tenant with prior notice that a ground which requires it may be used under section 16E of the Housing Act 1988
- reletting or remarketing a property before expiry of the 12 month no-let period after using the moving and selling grounds under sections 16E and 16J of the Housing Act 1988
- failure to comply with an Improvement Notice under [section 30 of the Housing Act 2004](#)
- offences in relation to licensing of houses in multiple occupation (HMOs) under [section 72 of the Housing Act 2004](#)
- offences in relation to licensing of other houses under [section 95 of the Housing Act 2004](#)
- contravention of an overcrowding notice under [section 139 of the Housing Act 2004](#)
- failure to comply with management regulations in respect of houses in multiple occupation under [section 234 of the Housing Act 2004](#)
- breach of a banning order under [section 21 of the Housing and Planning Act 2016](#)
- discriminating against prospective tenants during the letting process on the grounds that those tenants are in receipt of benefits or have children under sections 33 and 34 of the Renters' Rights Act 2025
- marketing a letting without stating the proposed rent under section 56 of the Renters' Rights Act 2025

- inviting or encouraging any person to offer to pay an amount of rent under the proposed letting that exceeds the stated rent under section 56 of the Renters' Rights Act 2025
- accepting an offer from any person to pay an amount of rent under the proposed letting that exceeds the stated rent under section 56 of the Renters' Rights Act 2025

Statutory guidance, Civil penalties under the Renters' Rights Act 2025 and other housing legislation MHCLG November 2025.