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Rent Protection for the Renters' Rights Act era

New legislation is driving up risk across the sector. With eviction timelines getting longer, rent increases under pressure, and renewal income no longer viable, landlords need stronger protection and a service that they can rely on.

That's where a Rent Protection service comes in. It's a safety net that protects your income, and gives you confidence while letting.

We're providing a service to you which is supported by Goodlord's Rent Protection insurance.

HERE IS HOW GOODLORD COMPARES:

	goodlord	Provider 1	Provider 2
Rent paid until vacant possession	Vacant possession	12 months	15 months
Nil excess	Yes	Yes	Yes
Total indemnity	£100,000	£250,000	£100,000
Vacant possession payment	90% for 6 weeks	50% for 3 months	75% for 3 months
Property damage cover	£1,000	No	No
Section 13 rent increase cover	Yes	No	No
First month's rent cover	Yes	No	No
Alternative accommodation and storage	Yes - 90 days	No	No
Claim window	90 days	90 days	90 days
Max monthly rental cover	£10,000	£5,000	£5,000

[Based on information available on 4 February 2026]

Northgate estate agents

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RENTERS' RIGHTS ACT FEATURES THAT SET GOODLORD APART

Section 21 abolishment

What this means: Delays in landlords regaining their property

Goodlord's solution

Goodlord will pay **100% of rent until vacant possession is gained***

Eviction periods are taking longer, are more complex and costly

What this means: Court delays and legal fees continue to increase

Goodlord's solution

Goodlord's **legal expense covers** for evictions due to rent arrears, subletting, illegal activity or failure to vacate; **nil excess** for rent protection claims made within 45 days

Section 13 update

What this means: Tenants can challenge the Section 13 and not backpay if it is found to be fair

Goodlord's solution

Goodlord covers the Section 13 increase for up to 6 months if the tenant refuses to pay

**Limit of indemnity for rent and legal expenses is £100,000*

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WHY DO OTHER LANDLORDS TAKE THIS SERVICE?

- No managing claim windows or eviction paperwork
- No need to instruct solicitors or attend court
- No coordinating or attending bailiff appointments
- Rent is paid to you, meaning no risk to your investment
- Add peace of mind to the letting of your property

WE'RE HERE WHEN IT COUNTS

- Flexible payment options are available
- Agreed surrenders to secure vacant possession sooner
- Clear, fair guidance for tenants when things go wrong