

Section 13 Form 4A - Filled Example (2026)

A complete, lawfully-filled Form 4A example for a 2026 Section 13 rent increase under the Renters' Rights Act 2025. Copy the structure, swap the values - then file under the current GOV.UK Form 4A (Form 4 was the pre-reform version).

Scenario

- Periodic assured tenancy started 1 June 2026.
- Current rent: GBP 1,500 / month (paid 1st of month).
- Landlord wants to increase to GBP 1,650 / month from 1 July 2027.
- Service date: 1 May 2027 (two clear months before effective date).

Block 1 - the parties

Landlord name _____

Address for service (LTA 1987 s.47) _____

Tenant name _____

Property address _____

Block 2 - the existing rent

Current rent _____

Frequency _____

Block 3 - the new rent

Proposed new rent _____

Effective date _____

Is this the first increase of the tenancy? _____

Block 4 - tenant's right of referral

Mandatory text - copy verbatim from current GOV.UK Form 4A: "If you do not agree with the proposed new rent you may refer this notice to the First-tier Tribunal (Property Chamber) at any time before the date the new rent is due to take effect ([effective date]). The tribunal can determine the rent at any level up to but not exceeding the landlord's proposed figure."

Worked example values for the scenario above

Field	Value
Block 1 - landlord name	Erdem Volkan
Block 1 - address for service	[Landlord address for service in England or Wales]
Block 1 - tenant name	[Tenant full legal name]
Block 1 - property address	[Full property address inc. postcode]
Block 2 - current rent	GBP 1,500.00
Block 2 - frequency	Per calendar month
Block 3 - new rent	GBP 1,650.00
Block 3 - effective date	1 July 2027

Field	Value
Block 3 - first increase?	Yes (first since tenancy began 1 June 2026)
Block 4 - referral deadline	30 June 2027 (day before effective date)
Signature & date of service	Signed 1 May 2027, served Royal Mail signed-for same day

Date arithmetic checks (must all pass)

- ☐ Two clear months between service date (1 May 2027) and effective date (1 July 2027). [v]
- ☐ At least 12 months elapsed since tenancy start. [v] (tenancy started 1 June 2026, increase from 1 July 2027 is 13 months in)
- ☐ No previous Section 13 notice in the past 12 months. [v]
- ☐ Effective date falls on the rent payment day (1st of month for monthly tenancy). [v]
- ☐ Form 4A used is the current 2026 GOV.UK PDF (not a stored copy, and not the pre-reform Form 4). [v]

Tribunal cap explainer (paste into a tenant covering email)

Under the Renters' Rights Act 2025 the First-tier Tribunal can determine the rent at any level up to but not exceeding the landlord's proposed figure. The tribunal cannot set a rent higher than what the landlord asked for. Referral does not prevent the increase taking effect on the proposed date if the tribunal agrees with the proposed rent.