

Dear [MP's name],

As a private landlord in your constituency, I urge you to reconsider supporting the Renters' Rights Bill in its upcoming Commons vote. While intended to protect tenants, this Bill will have severe unintended consequences that will harm the very people it claims to help.

The Bill's ban on accepting offers above advertised rent will force landlords to set rents at maximum market rates, as seen in Scotland's rent control experiment. This will drive rents higher, not lower. Combined with existing tax policies preventing small-portfolio landlords from offsetting finance costs, and new pressures like costly EPC upgrades, many landlords, including myself, face unsustainable margins. That means we will be forced to sell properties or exit the market entirely.

This exodus is already happening, contrary to the Housing Minister's claims, reducing the supply of rental homes. The government's deal with the likes of Serco to house asylum seekers further strains this finite supply, as landlords may find it more viable to rent to Serco than to private tenants.

Tenants will bear the brunt: sky-high rents, fewer homes and increased homelessness. The Renters' Rights Bill, alongside other policies, creates a punitive environment for renters, not landlords. Larger corporate landlords may weather these changes, but small landlords, who form the backbone of the private rented sector, cannot.

You were warned in the Commons and Lords debates. Voting for this bill risks creating a tenant's housing crisis for which MPs will be held accountable. Please vote against the Renters' Rights Bill to protect tenants – your constituents - from its devastating consequences.

Yours sincerely,

*[Your Name]*

*[Your Address]*

*[Your Contact Details]*

*Landlord in [Constituency Name]*