

Tenant's Rights Under the Renters' Rights Act

The Renters' Rights Act 2025 introduces a range of measures designed to enhance security, fairness, and living standards for tenants. This summary outlines the principal changes and how they may affect you as a current or prospective tenant renting in the private sector.

Full guides to the Renters Right Act can be found by following the links below:

[Guide to the Renters' Rights Act - GOV.UK](#)

[Renters Rights Act: private tenants - Shelter England](#)

Simple Table of What Will Change

Before 1 May 2026	From 1 May 2026
You can be given a section 21 eviction notice for no reason.	Your landlord will need a legal reason to evict you with a section 8 notice.
There are no limits on rent in advance.	Your landlord can only ask for 1 month's rent in advance.
Your landlord might pressure you to agree to a rent increase at any time.	Your landlord can only put the rent up once a year. They must give at least 2 months' notice.
You might have a fixed term tenancy which makes it hard to leave early.	You will have a periodic tenancy which makes it easier to leave by giving notice.
You can often give 1 month's notice to end a periodic AST.	You will need to give at least 2 months' notice to end a periodic assured tenancy.
Your landlord can refuse permission for you to have a pet. They do not need a reason.	You will have the right to ask your landlord for permission to keep a pet. Your landlord will only be able to say no if they have a good reason.

The Key Rights for Tenants Under the New Renters' Rights Act from 1st May 2026

Abolition of 'No-Fault' Evictions - No more section 21 notices

- Your landlord cannot give you a section 21 notice from **1st May 2026**.
- Tenants who meet their obligations under the tenancy agreement are entitled to remain in their homes without fear of unreasonable eviction.

Your landlord will still have right to evict using a Section 8 notice naming reasons such as:

- Moving back in
- Selling the property
- Unpaid rent
- Antisocial behaviour

Your landlord will still have discretionary grounds for eviction that include:

- Breach of tenancy terms
- Persistent late rent
- Deterioration of property due to tenant behaviour or neglect

If your landlord gives you a valid section 21 eviction notice before 1st May, then the notice will still be valid, and your landlord may still gain possession of the property.

Replacement of Fixed-Term Tenancies

- All new and existing tenancies will become periodic (rolling) agreements from the **1st May**. There will no longer be an end date to your tenancy. If you wish to end the tenancy yourself, you will need to give 2 months' notice to your landlord.

Simplified Tenancy Agreements

- Tenancy agreements will be standardised and written in plain language.

Enhanced Protection Against Discrimination

- Landlords may not discriminate against tenants based on their receipt of benefits or family status.

Limitations on Advance Rent Payments

- Landlords may request no more than one month's rent in advance, in addition to a security deposit at the beginning of a new tenancy.

You will have the right to ask to keep a pet in your rented home

- Tenancy clauses that say you cannot have a pet will not apply after the law changes.
- Your landlord can only refuse pets in their property if they have a good reason such as animal wellbeing or the needs of existing tenants.

You will need to:

- write to your landlord to ask for permission
- include a description of the pet you plan to have

Once you have written asking for permission:

- Your landlord will normally have 4 weeks to reply in writing.
- They might ask for more information about the pet. They will have another week to write to you with their decision from when you send that information.

Revised Notice Periods for Eviction

These changes ensure that you the tenant have adequate time to secure alternative accommodation.

- The notice period varies depending on the grounds for eviction but most grounds for section 8 notice requires the notice period to be 4 months

The link below shows the grounds for possession and the notice periods from the Government website

[Grounds for possession: guidance for landlords and letting agents - GOV.UK](#)

Remember, if you wish to end your tenancy after 1st May, the notice period you must give your landlord will also increase to 2 months

Regulation of Rent Increases

- Your rent can only increase once a year and must follow a formal notice process – a section 13 notice.
- You may challenge excessive increases through a tribunal, particularly where such increases appear to be intended to force you out unlawfully.

Improved Housing Standards

- All rental properties must comply with the Decent Homes Standard. This includes being free from serious hazards, in a reasonable state of good repair, and equipped with modern facilities.
- Local authorities have enhanced powers to enforce these standards, and a new Private Rented Sector Landlord Ombudsman will handle tenant complaints.