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RENTERS' RIGHTS TOOLKIT

# Quick guide for tenants



The Renters' Rights legislation aims to provide more security for tenants and empower them to challenge poor practice and unfair rent increases without fear of eviction.

DEC  
2025

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# What is changing?

## Renters' Rights Act 2025

From 1 May 2026, new laws will kick in that give renters in England stronger rights, better protections and more security in their homes.

### Enforcement

Local councils will be able to issue civil penalties against landlords who fail to follow the law. Landlords who have committed an offence can also be ordered to repay an amount of rent to the tenant.

### New open-ended tenancies

Your tenancy agreement will change from an Assured Shorthold Tenancy to a Periodic open-ended tenancy that will continue on a rolling basis, for example, weekly or monthly.

You don't need to do anything because when the legislation comes into force, your tenancy will switch over automatically.

Existing tenants (in agreements signed before 1 May 2026) will receive a UK Government-published 'Information Sheet' from their landlord. New tenancies signed on or after 1 May 2026 will get a Written Statement of Information completed by their landlord. This document will inform tenants about the changes made by the Act.

### Ending a tenancy

Under a periodic tenancy, you will be able to stay in your home until you decide to end the tenancy by giving two months' notice. Tenants and landlords can agree on a shorter notice period or a specific date that the tenancy ends if they want to.

## No more Section 21 evictions

Landlords will not be able to evict a tenant without providing any reason (known as a Section 21 eviction notice). This means that landlords can only end tenancies in specific circumstances, including where the tenant is at fault or if the landlord needs to sell, using a Section 8 notice.

Even if the landlord wants to move in or sell the property, they won't be able to do this for the first 12 months of your tenancy.

### Renting in the private rented sector as a student

In a joint tenancy, if one housemate gives notice, it ends the tenancy for the whole group. The remaining tenants might be able to negotiate to re-rent the property or replace a housemate, but the ultimate decision about whether to let the remaining tenants stay rests with the landlord.

The legislation also includes a special student housing eviction ground (Ground 4A) to let landlords evict tenants at the end of the academic year so the next group of students can move in. However, this ground can only be used if all tenants are full-time students and you are renting in a property that is classified as a House in Multiple Occupation (HMO).

**Note: The new rules do not apply to university halls or Purpose-Built Student Accommodation**

### **Limiting rent in advance**

Your landlord will only be able to ask you to pay a maximum of one month's rent before the tenancy starts.

### **Limit on rent increases**

Your landlord can only put the rent up once a year and must give you at least 2 months' notice. Landlords must notify tenants of a rent increase by completing a form known as a Section 13 notice.

### **Rental bidding**

Landlords and letting agents can only charge the initially advertised rent, or 'asking rent', for their property. They won't be able to accept bids over this price, nor can they demand or encourage tenants to pay more.

### **Renting with pets**

Landlords must consider all requests for pets and can only refuse if they have a good reason.

### **Preventing discrimination in the private rented sector**

Landlords and letting agents must treat everyone fairly and must not discriminate against prospective tenants in receipt of benefits or with children.

### **Landlords register with the Private Rented Sector Database**

To help landlords understand their legal obligations, demonstrate compliance, and provide access to more information to tenants about the property they want to rent. The database is expected to be set up at the end of 2026.

### **Landlords join the Private Rented Sector Landlord Ombudsman**

The new Ombudsman service is expected to be set up in 2028. It will provide a quick, fair, impartial and binding resolution for tenants' complaints about their landlord. You will be able to use the service for free to complain about a landlord's actions or behaviours.

### **Property standards**

The UK Government says the Decent Homes Standard will apply to the private rented sector from 2035 or 2037. Once it is introduced, it will mean that private rented homes must be safe and free of hazards (including damp and mould).

## **Further information**

UK Government guidance to the Renters' Rights Act

<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act>



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