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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.

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What is changing?

Renters' Rights Act 2025

The Renters Rights Bill has become the Renters Rights Act and, as such, is now Law. However, most of the act is not yet in force; this is expected to happen over the following months.

New open-ended tenancies

Once in force, your tenancy agreement will change from an Assured Shorthold Tenancy to a Periodic open-ended tenancy that will continue monthly.

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

New tenants will get a written statement of terms before agreeing to a tenancy.

Ending a tenancy

When in force, 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

When in force, the legislation will remove landlords' ability to evict a tenant without providing a reason, which is the case with a Section 21 eviction notice. This means that landlords can only end tenancies in specific circumstances, including when the tenant is at fault or when the landlord needs to sell, by serving 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

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

The legislation also includes a special student housing eviction ground (Ground 4A) that, once in force, will allow landlords to evict tenants at the end of the academic year for the next group of students. 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).

The new rules do not apply to university halls or Purpose-Built Student Accommodation (PBSA)

Limiting rent in advance

Once in force, your landlord will only be able to ask for up to one month's rent in advance of the tenancy starting.

Limit on rent increases

When in force, your landlord will only be able to 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

Once in force, 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 above this price, nor can they demand or encourage tenants to pay more.

Landlords join the Private Rented Sector Landlord Ombudsman

When in force, this 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.

Landlords register with the Private Rented Sector Database

When in force, this will help landlords understand their legal obligations, demonstrate compliance, and provide tenants with more information about the property they want to rent.

Renting with pets

Once in force, landlords must consider all requests for pets and can only refuse with a reasonable reason for doing so.

Preventing discrimination in the private rented sector

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

Standards

Once in force, the Decent Homes Standard will apply to the private rented sector. This means the property must be safe, free of hazards and not have damp and mould.

Enforcement

When in force, local councils will be able to issue civil penalties against landlords who fail to comply with our reforms. Furthermore, Rent Repayment Orders can be used to order a landlord to repay an amount of rent to the tenant if they have committed an offence.

Further information

UK Government guidance: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-bill/guide-to-the-renters-rights-bill>



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