

NEW RENTERS' RIGHTS ACT

Simple tenant information guide for private renters in England

This guide gives tenants a clear, simple overview of the Renters' Rights Act changes. It is designed as website download information and can be adapted to your company branding, contact details and property management process.

Important note

The Renters' Rights Bill has now become the Renters' Rights Act 2025. The main private rented sector changes started on 1 May 2026 in England. This guide is for general information only and is not legal advice.

1. Who This Guide Applies To

The changes mainly apply to private rented homes in England where the tenant has an assured tenancy or assured shorthold tenancy. Different rules may apply if you rent from a council or housing association, live in student halls of residence, are a lodger, or occupy accommodation under a different type of agreement.

- Most existing assured shorthold tenancies became assured periodic tenancies on 1 May 2026.
- New private rented tenancies agreed on or after 1 May 2026 will normally be assured periodic tenancies.
- Tenants with written agreements do not usually need to sign a new tenancy just because of the law change.
- Landlords or managing agents may need to provide official government information to existing tenants.

2. Main Changes for Tenants

The Act changes how private rented tenancies work. The aim is to give tenants more security while still allowing landlords to regain possession when there is a valid legal reason.

No Section 21 no-fault eviction	Landlords can no longer use the Section 21 process to end a tenancy without giving a valid legal reason.
Rolling tenancies	Tenancies now normally continue on a rolling weekly or monthly basis rather than ending on a fixed date.
Tenant notice to leave	Tenants can usually end an assured periodic tenancy by giving 2 months written notice.
Rent increases	Rent can normally be increased once a year, with the correct form and at least 2 months notice. Tenants may be able to challenge above-market increases.
Rent in advance	After signing the tenancy agreement, landlords can usually ask for a maximum of 1 month rent in advance.
Pets	Tenants can request permission to keep a pet. Landlords must consider the request and should give a reason if they refuse.
Fair access to renting	Landlords cannot refuse to rent only because someone receives benefits or has children, and cannot discriminate against protected characteristics.

3. What Has Changed About Tenancy Agreements

Assured tenancies in the private rented sector no longer work as fixed-term assured tenancies with a final end date. Instead, they continue as periodic tenancies until the tenant or landlord ends the tenancy using the correct legal process.

1. If your tenancy agreement has an end date, that end date will normally no longer end the tenancy by itself.
2. If you had a written tenancy agreement before 1 May 2026, your landlord does not usually need to reissue the agreement.
3. For many existing written tenancies, landlords or agents must give the official Renters' Rights Act Information Sheet by 31 May 2026.
4. If there is no written agreement, the landlord may need to provide written information about the key terms of the tenancy.
5. Tenants should keep copies of their tenancy agreement, deposit information, safety certificates and any official information sheet received.

4. Ending the Tenancy

Tenants and landlords must follow the correct process to end a tenancy. The law change does not mean tenants can stop paying rent or leave without giving notice.

Situation	What it means	Tenant action
Tenant wants to leave	The tenant normally gives 2 months written notice, aligned with the rent due date or the day before.	Send clear written notice and continue paying rent during the notice period.
Landlord wants possession	The landlord must use a valid possession ground and the correct form. Notice is often 4 months, but some grounds may be shorter.	Read the notice carefully and ask for advice if unsure.

5. Rent, Bidding and Payments

- Written property adverts must include a specific rent price.
- Landlords or agents must not encourage or accept offers above the advertised rent.
- Rent increases should follow the correct legal process and tenants may challenge rent that is above the market level.
- Landlords cannot usually ask for rent before the tenancy agreement has been signed.
- After the agreement is signed, the usual maximum rent in advance before the tenancy starts is 1 month.

6. Pets and Reasonable Requests

Tenants can request permission to keep a pet. The landlord must consider the request and should not refuse unreasonably. Tenants should make the request in writing and include useful details.

- Type and breed of pet, where relevant.
- Age, size and behaviour of the pet.
- Whether the pet is trained, vaccinated or insured.
- How the tenant will prevent damage, nuisance or disturbance.
- Any supporting information that may help the landlord consider the request.

7. Repairs, Standards and Future Changes

The Act also introduces wider reforms intended to improve standards in the private rented sector. Some measures are being introduced in later phases, including a private rented sector database, a landlord ombudsman, Awaab's Law and the Decent Homes Standard for private renting.

Tenant reminder

Continue to report repairs promptly, keep evidence of communication, provide photos where helpful, and allow reasonable access for inspection or contractor attendance. Serious safety issues should be reported urgently.

8. If You Think the Rules Are Not Being Followed

Tenants should keep records if they believe the new rules are not being followed. Useful evidence may include the tenancy agreement, rent increase notices, messages, adverts, payment requests, repair reports, photos and dates of conversations.

1. Raise the issue with the landlord or managing agent in writing first where it is safe and appropriate.
2. Keep copies of all emails, messages, notices and payment requests.
3. Seek independent housing advice if you receive a possession notice or rent increase you do not understand.
4. Contact the local council housing enforcement team where there are serious safety, licensing or illegal eviction concerns.
5. Use official GOV.UK guidance or trusted advice organisations for the latest tenant information.

Source Note

This guide was prepared using current GOV.UK guidance available in May 2026, including the Renters' Rights Act overview for tenants, the GOV.UK implementation update, and the official Renters' Rights Act Information Sheet guidance. Always check GOV.UK for the latest legal updates before publishing.

Website Download Notice

This guide is provided for general information only. It does not replace a tenancy agreement, legal notice, statutory guidance or independent legal advice. Tenants should contact the managing agent if they are unsure how the changes affect their tenancy.

