

# Renters' Rights Act 2025 – Key Changes for Private Tenants

Applies in England – phased implementation from 1 May 2026

## Tenancy Structure

- **Automatic Conversion:** Your current Assured Shorthold Tenancy will automatically become an Assured Periodic Tenancy from 1 May 2026.
- **No More Fixed-Term Contracts:** All tenancies will become open-ended periodic tenancies (rolling monthly).
- **Ending Your Tenancy:** You can leave anytime with 2 months' notice (currently 1 month).
- **Greater Security:** Section 21 'no-fault' evictions abolished. Landlords can only evict for legal reasons (grounds).

## Rent Rules

- **Rent Increases:** Limited to once per year via a formal Section 13 notice. Landlords must give 2 months' notice.
- **Challenge Rent:** You can challenge unfair rent hikes at the First-tier Tribunal within 6 months of tenancy start.
- **No Rent Bidding:** Landlords cannot ask for offers above advertised rent.
- **Advance Rent:** Maximum one month's rent upfront.

## Your Rights

- **Pets:** You have the right to request a pet; landlords cannot unreasonably refuse.
- **No Discrimination:** Illegal for landlords to refuse tenants because of children or benefits.

## Safer Homes

- Decent Homes Standard now applies to private rentals.
- Awaab's Law: Landlords must fix damp and mould hazards quickly.

## Extra Protections Coming Late 2026

- Private Rented Sector Database: Check if your landlord is registered.
- Free Ombudsman Service: Resolve complaints without going to court.

## Key Dates

- 1 May 2026: Main reforms start (tenancy changes, rent rules, pet rights).
- Late 2026: Ombudsman and landlord database launch.

## What Tenants Should Do Now

- Review your tenancy agreement and understand your rights.
- Keep records of rent payments and any landlord communications.
- Report hazards like damp or mould promptly.
- Check GOV.UK and Shelter for updates and official guidance.

## Official Guidance

- GOV.UK: <https://www.gov.uk/private-renting>
- Shelter:  
[https://england.shelter.org.uk/housing\\_advice/private\\_renting/renters\\_rights\\_act\\_changes\\_for\\_private\\_renters](https://england.shelter.org.uk/housing_advice/private_renting/renters_rights_act_changes_for_private_renters)

Scan the QR code below for GOV.UK Renters' Rights guidance:



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Lettings



[www.centralsuffolklettings.co.uk](http://www.centralsuffolklettings.co.uk)

