

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_chan ges_for_private_renters

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





www.centralsuffolklettings.co.uk

