

What does the Renters' Right Act mean for Me?

❖ **Which type of housing does the Renters' Right Act apply to?**

Currently the Renters' Rights Act applies only to the Private Rented Sector.

❖ **When does the Renters' Right Act take effect?**

The Act is expected to be implemented in phases, with the main tenancy changes coming into force on **1 May 2026**.

❖ **What happens to existing tenancies?**

- **ASTs abolished:** All existing Assured Shorthold Tenancies (ASTs) will convert to Assured Periodic Tenancies (rolling, month-to-month) on 1 May 2026.
- **No new Fixed Term Agreements:** Fixed-term tenancies will no longer exist; all tenancies will be rolling from day one. No existing fixed terms at that time will be enforceable.
- **Automatic conversion:** Existing tenancies will transition automatically; landlords do not need to issue new contracts; tenants do not need to do anything.

❖ **Can my Landlord evict using Section 21 from 1 May 2026?**

No, your landlord cannot give you a section 21 notice from 1 May 2026.

This means “no fault” evictions will end.

❖ How can my Landlord evict without Section 21?

Section 8 Grounds: Landlords must use updated Section 8 grounds, such as:

- **Selling:** LL wants to sell or transfer the property.
- **Moving in:** LL wants to move in or have a close family member move in.
- **Rent Arrears:** the bill increases the amount of rent arrears needed for ground 8 - it will be 3 months' rent where rent is due each month, or 13 weeks' rent where it's due each week

❖ What are the new rules on rent increases?

- **Section 13 only:** Rent can only be increased once per year via a Section 13 notice.
- **Two months' notice:** Landlords must give two months' notice of a rent increase.
- **No rent review clauses:** Contractual rent review clauses in tenancy agreements will become void.
- **Challenges:** Tenants can challenge increases at a First-tier Tribunal if they feel it is above market rate and no rent increase will apply until the Tribunal decision. Payment of the new increased rent will be seen as acceptance.

❖ Can the landlord still ask for rent in advance or more rent than advertised?

Your landlord will not be able to ask for more than 1 month's rent in advance. Councils will be able to fine landlords who ask for or accept more than this.

Landlords are no longer able to invite or accept offers higher than the advertised rent.

❖ **What are the new rules for pets?**

- **Right to request:** From 1 May 2026, tenants have the right to request a pet, and landlords cannot unreasonably refuse. Landlords have 28 days to respond to a pet request and can request further information. Tenant can challenge their landlord's decision by taking them to court. If the court decides the refusal wasn't reasonable, they can order the landlord to let the tenant keep the pet.

❖ **Can Landlord refuse to rent to people who have children or get welfare benefits?**

Private landlords and letting agents will be banned from refusing to rent to someone because they have children or get welfare benefits.

The landlord or letting agent will also be banned from refusing to let them do things like:

- getting information about the property
- going to viewings

If the landlord or letting agent breaks these rules, the local council can give them a fine.

There are exceptions, for example if the landlord has insurance that stops them renting to people who have children or get benefits. (This only applies if the insurance started before 1 May 2026).

As with any tenant, a landlord has the right to check that the property is affordable for them to rent even if they have children or are on benefits.

❖ **How can I end my assured tenancy?**

You will have to give 2 months' notice if you want to end your assured tenancy. Your landlord will be able to agree to a shorter notice.

❖ **How will Tenancy Deposit Protection work from 1 May 2026?**

From 1 May 2026, landlords will have to protect tenancy deposits for:

- all new assured tenancies
- ASTs that become assured tenancies on 1 May 2026 - unless the AST started before 6 April 2007

If the landlord doesn't protect the deposit properly, section 8 notices will be valid, but the court can't give the landlord a possession order to evict your client. There's an exception if the ground for eviction is antisocial behaviour.

The deposit protection rules will not apply to tenancies that were already assured tenancies before 1 May 2026.

❖ **What if landlord does not comply with the Renters' Rights Act?**

- **Fines:** Local councils will have the power to fine landlords up to £7,000 for minor breaches and up to £40,000 for repeat offences.