



Tenant Hive

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The Renters Rights Act 2025

A simple guide for private tenants in England

Prepared by Tenant Hive

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This guide is written for tenants who rent from a private landlord in England. It explains the main changes expected under the Renters Rights Act 2025 and it tells you what you can do if something feels unfair.

The Renters Rights Act 2025: What it means for you

Tenant Hive Super Speedy Summary

The big change is that landlords will no longer be able to use no fault eviction notices. Rent increases should be limited to once per year, and landlords should not be able to force bidding wars. Fixed term tenancies are expected to be replaced by rolling tenancies, so you can usually leave with notice rather than being trapped. You will have a stronger right to ask for a pet, and landlords will be expected to justify any refusal. It should also become illegal to refuse you just because you have children or because you receive benefits. If a landlord breaks certain rules, you may be able to claim back rent, sometimes for up to twenty four months, depending on the breach and the order made.

When do the changes apply

The Act is planned to take effect from 1 May 2026. In practice, housing reforms are often brought in through a start date and then phased in through detailed regulations. That means there are three time periods you should keep in mind. Before commencement, your current



rights and your landlord's current powers continue under existing law. From commencement day (1 May 2026) new rules start to apply. During the transitional period, older agreements move onto the new system, and some processes change as the courts and tribunals adopt new forms and guidance. If you are taking or subject to legal action, always check the latest official guidance so you know which period applies to your tenancy.

No more no fault eviction notices

If you rent privately, the headline change is the removal of Section 21, which is the process that currently allows a landlord to seek possession without giving a specific reason. Once the change is in force for your tenancy, your landlord should only be able to evict you if they can rely on a legal ground and they follow the correct court process.

This should give you more security. You should be able to stay in your home unless you choose to leave, or unless your landlord can prove a valid ground for possession and a court makes an order.

Common examples of grounds that may still be available include serious rent arrears, proven anti-social behaviour, and certain landlord circumstances such as an intention to sell or a genuine need to move in themselves or a close family member.

Rent increases: Once a year and no bidding wars

Rent increases should become more controlled. The intention is that your landlord can only raise rent once in a twelve month period, and they should have to use the formal route and give you proper notice. If your tenancy uses the Section 13 process, you should receive a written notice on the prescribed form with at least two months notice.

If the new rent is higher than the going rate for similar homes in your area, you can challenge it at the First tier Tribunal, which can decide what the market rent should be.

The Renters Right Act also aims to stop bidding wars. Agents and landlords should have to advertise an asking rent, and they should not be allowed to invite, encourage, or accept offers above that asking rent as a way of choosing a tenant.

Rolling tenancies and your right to move

Fixed term tenancies, such as a twelve month lock in, will be phased out for most private renters. The direction of travel is a single system of periodic, rolling tenancies that have no end date.

For you, that should mean you can move home more easily. You should normally be able to end your tenancy by giving two months notice, without needing to wait for a fixed term to end.

Pets, you can ask and the landlord must consider it

You will have a legal right to ask to keep a pet. Landlords should not be able to impose blanket bans in advance, and they should have to consider your request properly. A refusal



should only be allowed if it is reasonable, for example where the property is clearly unsuitable or where there are enforceable building rules that prevent pets.

If you ask for a pet, keep your request in writing and keep any response, as this will help if there is a dispute later.

Fair access, children and benefits, and limits on unfair costs

The Act is designed to reduce discrimination in private renting. Landlords and agents should not be allowed to refuse you just because you have children, or just because you receive benefits. If you see adverts that say no children or no benefits, keep screenshots and report them.

The Act also aims to reduce unfair upfront rent demands. Landlords should not be able to insist on very large amounts of rent in advance as a condition of granting a tenancy.

Warmer homes and energy standards

There is a policy goal for rental homes to become more energy efficient, so homes are warmer and bills are lower. You may hear references to a minimum Energy Performance Certificate rating of C by 2030 for rented homes. The timetable and the exemptions depend on energy regulations, so if you are concerned about your home, check the latest guidance and consider asking your council for help if conditions are poor.

What to do if something goes wrong

If your landlord threatens eviction, raises rent without the proper process, or refuses a pet request in a way that feels unlawful, start by gathering evidence. Keep the notice, the envelope, and screenshots of messages. Write down dates and what was said. If there is a safety or disrepair issue, take clear photos and keep a dated log of problems and how they affect you.

If you receive any eviction paperwork, do not ignore it. Even with stronger rights, possession still goes through a legal process and time limits can be short. Get advice quickly from Shelter, Citizens Advice or your local law center. If you are at risk of homelessness, contact your local council housing team as early as possible.

Where to get trusted help

For the latest official updates, search GOV UK for Renters Rights Act guidance and implementation updates. For practical tenant advice, Shelter has regularly updated guidance and a helpline. If you need local support, Citizens Advice and local law centres can help you understand your options.

You can always visit us at www.tenanthive.co.uk for up to date advice about your tenant rights.



Frequently asked questions

Does this mean my landlord can never evict me?

No. The change is that eviction should require a specific legal ground and a court process. If you keep to your tenancy terms and you pay rent, you should have much stronger security.

If I get a rent increase notice, do I have to accept it?

You should not ignore it. You may be able to challenge an increase that is above the local market level. Time limits can apply, so get advice quickly and keep copies of the notice and any messages.

Can my landlord refuse my pet?

They may be able to refuse, but only if the refusal is reasonable. Ask in writing, explain the pet, and offer practical steps such as references.

I am on benefits, what should I do if I am refused?

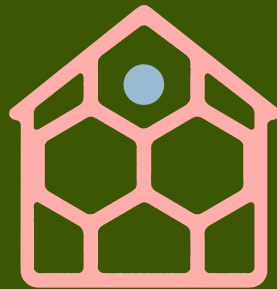
Keep evidence such as adverts, messages, or emails. You can report discriminatory adverts and behaviour. Get advice from Shelter or Citizens Advice about next steps.

Do these rules apply everywhere in the UK

This guide is for private tenants in England. Scotland, Wales, and Northern Ireland have different renting laws and different reforms.

Legal and financial disclaimer

This document is general information for private tenants in England. It is not legal advice, it does not create a solicitor-client relationship, and it may not reflect the details of your tenancy or the most recent commencement regulations. Housing law can change quickly. If you are facing eviction, rent arrears, serious disrepair, or any risk of homelessness, get independent advice urgently from a qualified adviser or a regulated legal professional.



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