

Renters' Rights Act

Your guide to the key changes

Previous law	Under The Renters' Rights Act
Recovering possession Landlords can evict tenants by serving a Section 21 Notice or by serving a Section 8 Notice relying on one or more of the grounds for possession	Recovering possession Section 21 Notices will be abolished – evictions must be justified by relying on the <i>new and/or amended</i> grounds for possession
Tenancies Landlords can grant fixed term or periodic assured shorthold tenancies	Tenancies Assured shorthold tenancies will be abolished. These will be replaced with periodic assured tenancies
Rent increases Rent can be increased by way of a rent review clause, service of a Section 13 Notice (one month notice period), entering into a new tenancy, or by way of agreement	Rent increases Rent increases will be limited to once per year with two months' notice required. Rent will only be increased by using the Section 13 Procedure
Rent in advance Landlords can accept pre-tenancy lump sum payments and can include rent clauses which requires payment of rent in advance	Rent in advance For assured tenancies granted after the Act's commencement, rent is to be paid no more than one month in advance Where a tenant has paid rent in advance before the Act comes into force, the landlord will not be obliged to refund the rent paid in advance unless the tenancy comes to an end earlier than expected (i.e. because the tenant serves two months' notice)
Dispute resolution mechanisms There are few mechanisms for resolving landlord-tenant disputes outside of the courts or through mediation	Dispute resolution mechanisms A Private Rented Sector Landlord Ombudsman will be established to investigate tenant complaints All private landlords in England with assured or regulated tenancies, including those using managing agents, will be required to join the service before marketing a property
Pets Landlords can decline a tenant's request to keep a pet without being required to provide a reason unless there is a clause in the tenancy agreement stating otherwise	Pets Landlords will not be able to 'unreasonably' withhold consent to a tenant's request to keep a pet

FAQs

Q: When will the abolition of Section 21 Notices come into force?

A: The Government will bring about the abolition of Section 21 Notices by way of secondary legislation which is expected to be passed in early 2026. Ministers have previously stated that landlords, agents, and tenants will be given sufficient time to prepare for this change.

Q: If I serve a Section 21 Notice before the Act comes into force, can I rely upon it to issue possession proceedings?

A: The Act gives the Government the power to set a deadline by which proceedings reliant on a Section 21 Notice served before or after the commencement date must be issued. While this deadline has not yet been set, we anticipate the Government will introduce the relevant secondary legislation in early 2026.

Q: Once the Act comes into force, will I still be able rely on Ground 8 if my tenant is in rent arrears?

A: Yes, but the Act amends Ground 8, increasing the threshold of rent arrears required to rely on this ground. For example, where rent is payable monthly, the threshold will increase from two months to three months' rent arrears. The notice period required when serving a Section 8 Notice relying on Ground 8 will also increase from two week to four weeks' notice.

Q: Can my landlord raise the rent anytime?

A: Once the Act comes into force, landlords will only be able to increase the rent once per year and a proposed rent increase must reflect the market rent. Tenants must be provided with no less than two months' notice in the prescribed form to increase the rent. You will be able to challenge a proposed increase if you believe it is excessive by applying to the First Tier Tribunal (Property Chamber).

Q: Does the Renters' Rights Act include any enforcement powers?

A: Yes, the Act creates a list of offences where a tenant can seek a rent repayment order against their landlord. For example, if a landlord provides false information to the PRS Database. Landlords will face civil penalties of up to £7,000 for initial breaches and up to £40,000 for serious or repeat breaches.