

The Renters' Rights Act

Applies to England only

Simple guide to the changes from 1 May 2026

Information correct at time of publication



Pets

The Change

Landlords can no longer place a blanket ban on pets

The Detail

- Tenants may request to keep a pet
- Landlords must consider requests fairly.

Evictions

The Change

An end to Section 21 "no-fault" evictions.

The Detail

- Section 21 will be abolished.
- Landlords must use specific legal grounds to regain possession.



Contracts

The Change

All private rented tenancies will be rolling.

The Detail

- Month-to-month or week-to-week.
- Two months' notice to end.



Bidding Wars

The Change

No offers above advertised rent.

The Detail

- Rent cannot be higher than the listed price.



When do the changes apply?

- From 1 May 2026, all tenancies switch to new rules.
- Assured Shorthold Tenancies convert automatically
- Section 21 notices served before this date remain valid

Discrimination

The Change

No discrimination against tenants with children or benefits

Further Phases

Phase Two:

Landlord Ombudsman

- New PRS Database

Phase Three:

Decent Homes Standard

- Awaab's Law

