

# The Renters' Rights Act

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## **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.



# 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

# 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.

# 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

