UK Government

SPELTHORNE
BOROUGH COUNCIL



Private renting is entering a new chapter

On 1 May 2026, the Renters' Rights Act came into effect across England.

This is the start of a better story for renters.

Renting is *changing*

The Renters' Rights Act marks the beginning of a fairer, more secure and more stable renting system. It has introduced stronger protections, clearer rights and a more balanced relationship between tenants and landlords.

Whether you're renting alone, with family, friends or alongside a much-loved pet, these reforms remove barriers that have prevented too many people from putting down roots.

What's changed

Here's a quick guide to the key changes that took effect on 1 May 2026:

1. Stronger protection from eviction

- **No more Section 21 'no fault' evictions.**
  Your landlord can no longer ask you to leave unless there's a specific, legally valid reason. This gives you more stability and means you can challenge unfair treatment without worrying about losing your home.

2. Tenancies are more flexible

- **Fixed term assured tenancies have ended.**
  Instead of signing up for a fixed period, your tenancy will now keep rolling until you choose to leave, or your landlord ends it. If your current tenancy has a fixed term or an end date, that will no longer apply.
- **You can end your tenancy at any time** by giving two months' notice.
- Your landlord can only end a tenancy using a **proper, legally defined reason,** known as a 'possession ground'.

3. Fairer rules for renting with pets

- You now have the **right to request a pet**, which a landlord cannot unreasonably refuse.

4. A safer first year in your new home

- You now get a **12-month protected period** at the start of each tenancy. During this time, if your landlord is thinking about selling the property, or of moving either themselves or a family member into the home, **they won't be able to evict you.**

5. Fairer access, fairer costs

- It is now **illegal for landlords to deny you a suitable property** simply because you have children or receive benefits.
- **Bidding wars will stop.** Landlords can no longer ask for or accept offers above the advertised rent.
- You can no longer be asked for **more than one month's rent upfront.**
- **Rent increases are now limited to once per year** and must follow set rules.
- If you feel a rent increase is higher than the market rate, you can **challenge it at the Tribunal**.

6. Higher penalties if landlords break the law

- If your landlord doesn't follow the new rules, they could be fined or prosecuted by your local council.
- Local councils now have stronger enforcement powers.
- In some cases, you might also be able to apply to the First-tier Tribunal for a Rent Repayment Order from your landlord.

The Renters' Rights Act Information Sheet
Please note that this leaflet is **not** the Renters' Rights Act Information Sheet. If you were in an assured or assured shorthold tenancy before 1 May 2026 and had a written agreement, your landlord needed to serve you a copy of the Renters' Rights Act Information Sheet by 31 May 2026. This separate document can be accessed at **gov.uk/government/publications/the-renters-rights-act-information-sheet-2026**

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Find Out More

These changes are designed to make renting fairer, more stable and more secure for tenants.

To understand exactly how the new rules work, visit: **gov.uk/renters-rights.**

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