



The Renters' Rights Act 2025 has become law, introducing major reforms in the private rented sector.

For landlords, it is essential to understand these changes and how to ensure compliance, avoid penalties and maintain a positive relationship with tenants.

The following changes will happen from 1 May 2026.

Rules on starting and ending tenancies

Section 21 'no fault' evictions will be abolished, meaning landlords will no longer be able to use Section 21 of the Housing Act 1988 to evict tenants.

Landlords will only be able to evict tenants when they have a specific, legally valid reason, otherwise known as a 'possession ground'.

Possession grounds will be extended to make it easier for landlords to evict tenants when they want to sell the property, move into the property or move in members of their family.

The changes will also make it easier to evict tenants for serious rent arrears or for committing anti-social behaviour.

Fixed term tenancies ban

Most new and existing tenancies in the private rented sector will become assured periodic tenancies, or 'rolling tenancies'.

Renters will be able to stay in the property until they end the tenancy or until a landlord serves a valid notice to end their tenancy or obtain a court/possession order.

Renters will be able to end the tenancy at any point by giving two months' notice.

There is a 12-month protected period at the start of a tenancy where landlords cannot evict to sell or move in.

Complying with the rules on starting and ending tenancies

Please make sure you:

- understand the new legal grounds for possession
- keep clear records if landlords are planning to sell, refurbish, or move into their property
- communicate openly with tenants to reduce disputes

Changes to rent and payments

Rent increases are limited to once per year.

Landlords will have to follow the new legal process for increasing rent. This will include providing the tenant with notice; detailing the proposed rent increase at least two months' before that increase is due to take effect.

Rental bidding will be banned.

Landlords will have to include a specific price on any written property advertisement.

Landlords won't be allowed to ask for, encourage or accept an offer that's higher than the advertised rent.

Requiring large amounts of rent in advance will be banned. Landlords will only be able to require up to one month's rent in the period between all parties signing the tenancy and the tenancy starting and landlords won't be able to accept any payment of rent before this period.

Once the tenancy's begun, landlords won't be able to request any payment of rent before it's due.

Tenants can challenge rent increases at a tribunal if they believe they are above market level.

New requirements for tenancies

Landlords will need to make sure they've understood the new rules for tenancy agreements and provide tenants with written information about the terms of their tenancy.

Tenancies that started before 1 May 2026 won't need to change or have existing written tenancy agreements reissued.

Instead, landlords need to send their tenants a government-produced information sheet before 31 May 2026. An information sheet will be published in March 2026. Griffin will be doing this on your behalf if we manage your investment for you.

For tenancies that start on or after 1 May 2026, landlords will need to provide their tenants with certain information about the tenancy in writing.

Preparing for new tenancy requirements

- Review all current tenancy agreements.
- Be prepared to issue the new information sheet when it is published in March 2026.
- Keep up to date via [the government website \(Opens in new tab\)](#).

Discrimination against renters will be illegal

Landlords won't be able to do anything to make a tenant less likely to rent a property (or prevent them from renting it) because they have children or receive benefits.

This will include landlords withholding information about a property (including its availability), preventing them from viewing it, and refusing to grant a tenancy.

Preparing against any discrimination against renters

- Review any screening process.
- Focus on affordability, references, and credit history.
- Remove outdated or exclusionary policies.
- Ensure agents follow the same standards.

The ombudsman scheme

The Private Rented Sector Landlord Ombudsman will handle disputes between landlords and tenants, and their decisions will be legally binding.

All landlords must register with the scheme.

Preparing for the ombudsman scheme

- Sign up for the mandatory ombudsman scheme.
- Keep detailed records of maintenance requests and tenant interactions to help resolve disputes.
- Focus on clear communication with tenants to prevent conflicts before they escalate.

You must consider tenant requests to rent with a pet

Landlords have to consider and respond to their tenant's request within a set timeframe and will have to provide valid reasons if they choose to refuse a request.

Preparing for pet related requests

- Develop a fair pet policy