

Renters' Rights Act 2025 – Key Changes

Abolition of Section 21 ('No-Fault' Evictions)

From 1 May 2026, landlords will no longer be able to evict tenants without giving a valid legal reason. All evictions must follow strengthened Section 8 grounds.

Introduction of Assured Periodic Tenancies

Fixed-term ASTs will be replaced by rolling periodic tenancies, giving tenants flexibility and requiring landlords to use clear legal grounds for possession.

Changes to Rent Increases

Rent increases will be limited to once per year. Landlords must use a formal notice process. Rent bidding will be banned.

Right to Request Pets

Tenants will have the right to request permission for a pet. Landlords must consider requests reasonably and may require pet insurance.

Strengthened Anti-Discrimination Rules

Blanket bans such as 'No DSS' will be unlawful. Tenants cannot be discriminated against for having children or receiving benefits.

Improved Enforcement and Property Standards

Local authorities will gain enhanced powers, ensuring better property standards across the private rented sector.

National Landlord Database & Ombudsman Scheme

Launching late 2026, the database and ombudsman will increase transparency and provide an independent dispute resolution route.

Phased Implementation

The changes will roll out in stages, with Phase 1 beginning on 1 May 2026. Further implementation—including the landlord database and ombudsman—will follow later in 2026.