

# Your rights as a tenant

The law in England has recently changed. This guide explains your key rights under the new system and what to expect from your landlord.





## **What's New (from May 2026)**

The Renters' Rights Act introduces major changes to make renting fairer and more secure:

- No more “no-fault” evictions – landlords must have a valid legal reason to evict you
- All tenancies are now rolling – no fixed end date, so you can stay as long as you want
- You can usually leave by giving 2 months' notice
- Rent increases limited to once a year, with notice, and you can challenge unfair rises
- Landlords cannot demand more than one month's rent in advance
- You can ask to keep a pet. Landlords must consider the request reasonably and cannot automatically refuse, although conditions (such as pet insurance) may apply.

# Your Key Rights

## 1. You Can't Be Evicted Without a Reason

- Landlords must now use specific legal grounds (for example, selling the property, landlord or close family moving in or serious rent arrears or repeated anti-social behaviour).
- They must give proper notice (often around 4 months if no wrong doing)
- Some grounds will require prior notice to be issued, before formal notice can be issued – for example is the landlord wishes to use the property as their main and principle home, prior notice must be issued that this may happen
- They usually need a court order

## 2. You Have More Stability

- Tenancy continues unless you choose to leave or the landlord has a legal reason
- Fixed-term contracts have effectively been replaced by rolling agreements

## 3. Fairer Rent Rules

- Rent can only go up once per year
- You must be given notice
- You can challenge increases if they seem unfair

## 4. Your Deposit is Still Protected

- Your landlord must protect your deposit in a government-approved scheme within 30 days
- These rules have not changed under the new law
- You should get it back at the end of your tenancy (minus agreed deductions)
- Example scheme:
- Deposit Protection Service

## 5. You Have the Right to a Safe Home. Your landlord must:

- Keep the property safe and in good repair
- Fix issues like damp, heating, or leaks
- Ensure gas and electrical safety

## 6. Privacy and Respect

- Landlord must give at least 24 hours' notice before visiting (except emergencies)
- You have the right to live in your home without unnecessary disturbance

## 7. More Protection from Unfair Treatment

- Landlords cannot refuse tenants just because they have children or receive benefits
- You may be able to request a pet, which landlords must consider reasonably

# What this means for you

---

- You no longer have to worry about being asked to leave “for no reason”.
- Your home is yours until you choose to leave, or a court agrees the landlord has a valid reason.
- Rent rises must be fair, limited, and justified.
- You have stronger protection if your landlord does not carry out repairs.

## You Don't Have To Leave Just Because ...

- Your landlord asks you verbally
- You receive an eviction notice (without a court order)
- You have complained about repairs

## Rent Increases

If your rent is increased:

1. Your landlord must give proper written notice
2. The increase should reflect local market rents
3. You can challenge the increase if it seems too high
4. Rent tribunals or advice agencies can help

You should keep paying your current rent while you seek advice. If you formally challenge the rent increase via a rent tribunal, then you won't be required to pay the new rent until the tribunal makes a decision, and the new rent will not be backdated.



# Where the Council can help

---

Your local council may be able to help with:

- Unsafe or poorly maintained homes
- Illegal eviction or harassment
- Rogue landlords
- Housing advice if you are at risk of homelessness

## Your Responsibilities

You must:

- Pay rent on time
- Look after the property
- Report repairs
- Follow your tenancy agreement

## If Things Go Wrong

- Repairs ignored? Contact your local council
- Facing eviction? Get advice straight away
- Rent increase seems unfair? You can challenge it

## Helpful organisations:

- Citizens Advice
- Shelter

## If You Want To Move Out

If You Choose to Leave

- You normally need to give at least 2 months' notice
- The notice must be in writing
- You are responsible for rent until the notice ends

Get advice before giving notice if you are unsure.

## Top Tips

- Keep copies of all documents and messages
- Take photos when you move in and out
- Report problems in writing
- Don't ignore official notices

## Remember

The new law gives you more security and stronger rights, but it's still important to understand your tenancy and act early if problems arise.





