



A New Era for Renting: What the Renters' Rights Act 2025 Means for You

20th March 2026



Renters' Rights Act 2025

2025 CHAPTER 26

A Comprehensive Guide for Landlords and Tenants

- The majority of provisions will come into force on 1 May 2026.

Structural Reform: Tenancy Types

Under the Housing Act 1988, the most common tenancy was the assured shorthold tenancy (AST), typically granted for a fixed term, after which it could become periodic. The RRA 2025 abolishes fixed-term tenancies.

All tenancies will become:

- Periodic assured tenancies, and
- Operate on a rolling basis (usually monthly).

Practical Effect:

- Tenants are no longer locked into fixed terms.
- Landlords cannot rely on fixed-term expiry to recover possession.
- Greater flexibility is introduced for tenants, but landlords must rely on statutory grounds to regain possession.

Abolition of Section 21 "No-Fault" Evictions

Section 21 is abolished in its entirety.

Landlords must now rely exclusively on:

- Section 8 grounds for possession, and
- Provide a valid legal basis for eviction.

Practical Effect:

- Tenants benefit from enhanced security of tenure.
- Landlords must justify possession claims, typically through court proceedings.
- The evidential burden on landlords is significantly increased.

Reform of Grounds for Possession

Key Features:

- Introduction of new grounds
- Adjustment of notice periods depending on the ground relied upon.
- Greater emphasis on evidence-based possession claims.

Practical Effect:

- Landlords retain ability to recover possession, but only where legitimate statutory ground is established.

Rent Regulation and Increases

- Rent increases must follow a formal statutory process, namely:
 - A section 13 notice,
 - Agreement in writing, or
 - Determination by the First-tier Tribunal .

Key restrictions:

- No rent increase within the first 12 months of a tenancy.
- Minimum two months' notice for any increase.

Practical Effect:

- Increased transparency and predictability for tenants.
- Greater scope for tenants to challenge excessive rent increases.

Enhanced Tenant Protections

Key Rights:

- Requesting Pet Permission
- Tenants may request permission to keep a pet, and landlords must not unreasonably refuse.
- Anti-Discrimination Measures
- Landlords are restricted from refusing tenants based on:
 - Receipt of benefits, or
 - Having children.
- Ban on Rental Bidding
- Landlords and agents are prohibited from inviting or accepting offers above the advertised rent.

Landlord Obligations and Compliance

Key Requirements:

- Provision of a written statement of terms before the tenancy commences.
- Continued compliance with tenancy deposit protection requirements.
- Adherence to new regulatory frameworks, including:
 - Landlord redress scheme
 - Private rented sector database
 - Decent Homes Standard
 - Awaab's Law (relating to hazards such as damp and mould)

Consequences of Non-Compliance:

- Financial penalties.
- Restrictions on regaining possession.
- Potential enforcement action by local authorities.

Tenants' Rights Under the RRA 2025

Tenants benefit from:

- Increased security of tenure
- Protection from arbitrary eviction
- Greater control over rent increases
- Improved housing standards
- Enhanced rights to challenge landlord decisions

Landlords' Rights Under the RRA 2025

Landlords retain:

- The right to recover possession, subject to statutory grounds
- The ability to increase rent through lawful procedures
- Protection against tenant breaches (e.g. rent arrears, anti-social behaviour)

However, these rights are now exercised within a more regulated and structured legal framework.



We can answer all of your questions [here](#)