

# Frequently Asked Questions

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## Renters' Rights Act 2025

The Renters' Rights Act has key stages of implementation from 1st May 2026. We have produced the following Frequently Asked Questions to help guide you through the changes.

### What is the Renters' Rights Act 2025?

It is a major reform of private renting in England, designed to make renting fairer and more secure for tenants while providing clarity for landlords. It abolishes "no-fault" evictions, introduces periodic tenancies, and strengthens enforcement powers.

The Bill received Royal Assent in October 2025 and is now law.

### When do the changes take effect?

- Council investigatory powers: Active from 27 December 2025.
- Tenancy reforms (end of Section 21, periodic tenancies, rent rules): From 1 May 2026.
- Private Rent Sector Database and Landlord Ombudsman: Expected late 2026.
- Decent Homes Standard and Awaab's Law for Private Rent Sector: Timings to be confirmed.

### Does this apply everywhere in the UK?

Currently, the Act applies to England only. Scotland, Wales and Northern Ireland have separate housing legislation.

### What happens to the current tenancy?

The Act confirms that all current Assured Shorthold Tenancies will become Assured Periodic Tenancies. In practical terms, this means that any end date noted within the agreement would no longer stand. Instead, the tenancy will run until either the landlord or tenant brings the tenancy to an end under the provisions of the Act.

### Will a new Tenancy Agreement be issued?

For an existing written tenancy, landlords must provide tenants with a government produced information sheet which explains the changes the Renters' Rights Act will introduce.

For tenancies beginning on or after 1 May 2026, Landlords will need to serve all Tenants a written statement setting out information on key terms of the tenancy.

A Gas Safety certificate, EPC (rating E or above), "How to Rent" leaflet and deposit protection information must still be provided to tenants alongside the new written statement following implementation of the Renters' Rights Act.

### Can a landlord still evict a tenant without giving a reason?

No. Section 21 "no-fault" evictions are abolished. A landlord must rely on a specific legal ground and follow the correct legal process, including giving you proper notice.

### What happens if a section 21 notice has already been served?

A valid Section 21 Notice can be served up until the 30 April 2026. Possession proceedings will then need to be started by 31 July 2026.

## How long will it take for a landlord to evict a tenant?

This depends on the ground relied upon. Notice periods range from weeks to months, with four months' notice required where the landlord intends to sell or move back into the property. Tenants will have the opportunity to defend the case in court.

## How often can rent be increased?

Rent can only be increased once per year, with at least two months' notice, using the statutory Section 13 process.

## Can a landlord propose an excessive rent increase?

Tenants can challenge the increase at the First-tier Tribunal if it exceeds market rent. The increase will not take effect until the tribunal has made its decision and the tribunal cannot increase the rent beyond the amount proposed by the landlord.

## Can a landlord ask for several months' rent in advance?

No. From 1 May 2026, landlords are limited to requesting one month's rent in advance and only during the permitted pre-tenancy period. Any clause requiring more than this is unenforceable.

## Is rental bidding still allowed?

No. Landlords and agents must advertise a set rent and cannot accept offers above it.

## Do I have a right to keep a pet?

You have a right to request a pet, and your landlord must consider the request reasonably. They cannot charge pet fees, pet deposits or require pet insurance, but may charge a higher rent where pets are permitted. Refusals may be appealable to the Private Rented Sector Ombudsman once introduced.

## Can my landlord refuse me because I am on benefits?

No. Landlords cannot refuse applicants solely because they receive benefits. Decisions must be based on objective criteria such as affordability or credit history.

## What if I'm refused because I have children?

That is unlawful under the Act. Decisions must be based on objective criteria such as affordability or suitability of the accommodation.

## Who can I complain to if my landlord breaks the rules?

Depending on the issue, you can complain to North Norfolk District Council, the Private Rented Sector Ombudsman (once introduced) the First-tier Tribunal, or the courts.

## What rights do I have if my landlord breaches the Act?

You may challenge unlawful actions, apply for rent repayment orders, defend possession proceedings, report the landlord to North Norfolk District Council for enforcement action and exercise your rights without fear of retaliation.

## What are the Councils new enforcement powers?

Councils can request documents, inspect premises, and in defined cases enter properties with a warrant. Penalties for non-compliance have increased.

## What is the Landlord Ombudsman?

A new service launching in late 2026 to resolve disputes without going to court.

## Still need help?

We are here to help you navigate these changes when the time comes and can advise you on the steps needed if things don't go to plan.

You can contact the Environmental Protection Team (Private Sector Housing), the Housing Options team, or national advice services such as Shelter and Citizens Advice.