



Ministry of Housing,  
Communities &  
Local Government



Easy  
Read

# The new Renters' Rights Act

How it may affect you



**This document is for information only and is not the official version of 'The Renters' Rights Act Information Sheet 2026'. Your landlord must also give you the official version.**

# Easy Read

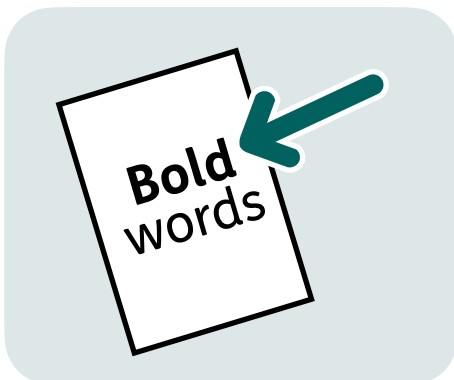


This is an Easy Read version of some information.

It uses easier words and pictures.



Some people may still want help to read it.



Some words are **bold** to show they are important.



We explain bold words if they are hard to understand.

# What is in this booklet

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What do you think about this Easy Read booklet?

Please fill in this survey to tell us what you think: [www.easy-read-online.co.uk/easy-read-feedback-survey](http://www.easy-read-online.co.uk/easy-read-feedback-survey)

# About this booklet



Ministry of Housing,  
Communities &  
Local Government

This booklet is from the  
government.



**Renters'  
Rights  
Act**

It is about how the new  
**Renters' Rights Act** may affect  
your **tenancy agreement**.



The **Renters' Rights Act** is a new  
law that will give tenants more  
**rights** and set more rules for  
landlords.

**Rights** are things that every  
person should have by law.



A **tenancy agreement** is an  
agreement between you and your  
landlord.

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A **landlord** is a person or organisation that owns a property.



If you pay money, called rent, to a landlord to live in their property, then you are a **tenant**.

# Who needs to read this information



The Renters' Rights Act will only affect tenants with **assured shorthold tenancies** and **assured tenancies**.

**Assured shorthold tenancies** and **assured tenancies** are types of tenancy agreements.



It says that you can live in the property if you follow certain rules, like paying rent.

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The Renters' Rights Act will not affect you if:



- You live in social housing.



- You live in a property with your landlord.



If you do not have a written tenancy agreement, then your landlord must give you information about your tenancy in writing.

# How the law may affect you



The Renters' Rights Act will make some changes to renting.

Some of these changes may affect you.



Your landlord cannot stop these changes from applying to you.

## Fixed-terms



Your tenancy agreement may have a **fixed-term**.

This means your tenancy agreement may say that it will last for a certain amount of time, like 12 months.

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From 1 May 2026, assured periodic tenancy agreements do not have fixed-terms.



Instead, you now have a **rolling tenancy agreement**.



This means your tenancy agreement does not have an end date.



If your tenancy had an end date, the end date no longer applies.

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Your tenancy will now carry on  
until either:



- Both you and your landlord agree to end it.



- You end it.



- Your landlord ends it, if they have a proper reason.

## Name change



Your tenancy agreement may have been called an **assured shorthold tenancy**.



From 1 May 2026, assured shorthold tenancies are called **assured periodic tenancies** instead.



Your agreement will not end because of this name change.

## Rent



After 1 May 2026, your landlord can only increase your rent once per year.



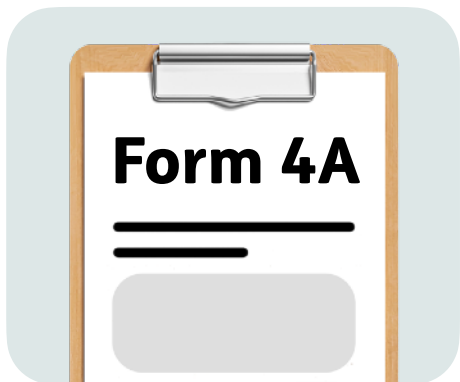
If your tenancy agreement has a **rent review clause**, your landlord cannot use it after 1 May 2026.



A **rent review clause** is a rule in a tenancy agreement about when a landlord can increase rent and by how much.

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If your landlord wants to increase your rent, they must:



- Fill out and give you a special form called **Form 4A**, and



- Tell you at least 2 months before your rent increases.



If you think that your new rent amount is more than the rent amount of similar homes in your area, you can ask your landlord to change it.

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If your landlord disagrees, you can take them to a **tribunal**.

A **tribunal** is a special court which is simpler to use. It makes certain decisions when people cannot agree on something.

## Evictions



An **eviction** is when your landlord ends your tenancy agreement and asks you to leave their property.



Your tenancy agreement may say that your landlord can evict you without a reason.

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After 1 May 2026, your landlord cannot evict you without a reason, even if your tenancy agreement says they can.



Your landlord can only evict you if they have a proper reason.

These reasons are set out in the full Renters' Rights Act.



Your landlord cannot evict you in your first year of living in their property just because:

- They want to sell the property.



- They want to move into the property themselves.

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If your landlord has a proper reason for evicting you, they must fill out a Section 8 notice.

They must give you the notice, which will explain:



- The reasons why you are being evicted.



- When you need to move out of the property.



If you do not move out by this date or you do not agree with the reasons your landlord gave you, your landlord can take you to court.

## Ending your tenancy agreement



From 1 May 2026, you can end your tenancy agreement at any time.



You must tell your landlord at least 2 months before you move out.



You can end the tenancy sooner if your landlord agrees in writing.

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You must tell them in writing by post or email.



Your tenancy agreement must end on a day when your rent is due or the day before your rent is due.

## Pets



From 1 May 2026, you have the right to ask to keep a pet.



Your landlord cannot say you are not allowed a pet unless they have a proper reason.



If your landlord says you are not allowed a pet, they need to tell you in writing the reason why.



If your landlord says you cannot keep a pet and you do not think they have a good reason, you can take them to court.

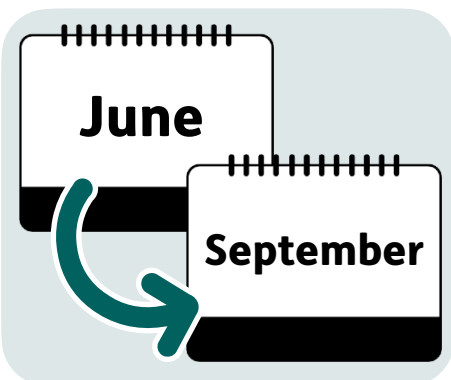
## Students



**Student housing** is housing where students stay while they are going to university or college.



If you live in student housing, after 1 May 2026, your landlord may be able to make you move out at the end of the **academic year**.



The **academic year** usually ends between June and September.

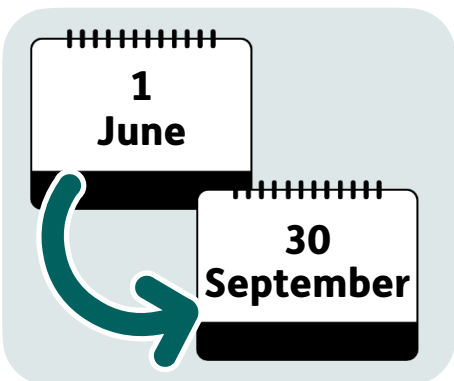
Your landlord can only make you move out at the end of the academic year if they:



- Told you that this might happen before you signed the tenancy agreement.

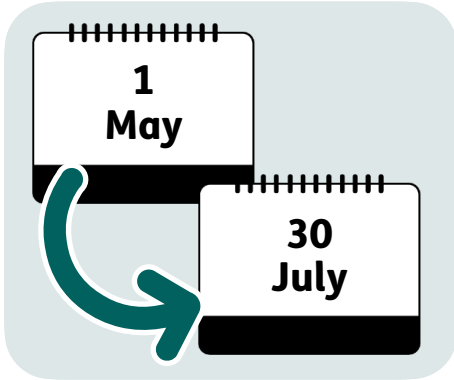


- Give you at least 4 months to move out.



- Give you a moving out date between 1 June and 30 September.

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If your landlord wants you to move out at the end of the 2025 to 2026 academic year, they can give you a notice between 1 May and 30 July 2026.



They will need to give this to you at least 2 months before you need to move out.

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## Find out more



This booklet only includes a few of the main changes from the new Renters' Rights Act.



You can find out more about the Renters' Rights Act here:

[www.gov.uk/browse/housing-local-services/renting-property](http://www.gov.uk/browse/housing-local-services/renting-property)



You can also look at some Easy Read guides about the Renters' Rights Act here:

[www.gov.uk/government/publications/easy-read-private-renting-in-england](http://www.gov.uk/government/publications/easy-read-private-renting-in-england)

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