



TENANT GUIDE:

RENTERS' RIGHT CHANGES

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ONE [1]

OVERVIEW

This is not as complicated as it may first seem. The changes simply introduce a different process, with slightly more flexibility for tenants and clearer rules for everyone.

This guide has been created to help you understand what is changing, what your rights are, and what responsibilities you still have as a tenant.

The changes are coming into effect on the 1st of May 2026.

TWO [2]

KEY CHANGES

- **All tenancies will become periodic (rolling)** - All new tenancies are expected to be periodic, and existing fixed-term tenancies will transition into periodic tenancies once the legislation is implemented.
- **Existing tenancies will automatically convert** - Any current Assured Shorthold Tenancies (ASTs) will automatically become periodic tenancies from 1st May 2026.
- **You can leave at any time with 2 months' notice** - Notice must be given in writing and rent must be paid during this period.
- **Landlords must have a valid legal reason to evict** - You cannot be asked to leave without a valid Section 8 ground.
- **12-month protection period** - Certain grounds (such as selling or moving in) are expected to be restricted during the initial period of the tenancy.
- **Rent increases limited to once per year** - Rent can only be increased using a formal process (Section 13 notice).
- **You can challenge rent increases** - If you believe a rent increase is above market value, you have the right to challenge it.
- **No rental bidding wars** - Proposed changes aim to prevent rental bidding and require properties to be advertised at a set rent
- **Limit on rent in advance** - Landlords can only request a limited amount of rent upfront (typically one month).
- **Right to request a pet** - You can request to keep a pet. Landlords cannot unreasonably refuse, subject to valid reasons such as head lease restrictions, property suitability, or insurance limitations.
- **Stronger protection against discrimination** - Landlords cannot refuse tenants based on children, benefits, or other protected characteristics.
- **Improved property standards (ongoing changes)** - Landlords will be required to maintain properties to higher standards, including dealing with issues such as damp and mould more quickly.
- **Stronger enforcement and penalties** - Local authorities will have increased powers to fine and take action against non-compliant landlords.
- **Redress and complaints system** - All landlords must be part of a redress scheme, giving tenants a clear route to raise complaints.

THREE [3]

YOUR TENANCY

All tenancies will now be periodic (rolling), meaning there is no fixed end date.

This means your tenancy will continue on a month-to-month basis until either you or your landlord end it correctly.

What this means for you

- You are not tied into a fixed term (e.g. 12 months)
- You have more flexibility to move when needed
- Your tenancy will continue automatically unless notice is given

How a tenancy can end

Your tenancy will only end if:

- You give 2 months' notice, or
- Your landlord serves notice using a valid legal ground (Section 8)

Important to understand

- Even though there is no fixed term, your responsibilities remain the same
- You must still:
 - Pay rent on time
 - Look after the property
 - Follow the terms of your agreement
- Your landlord must still:
 - Maintain the property
 - Follow the correct legal process
 - Provide proper notice if they require possession

Security of your tenancy

You have more security under the new rules:

- You cannot be asked to leave without a valid reason
- Your landlord must follow a legal process
- You will receive formal notice explaining the reason

However, this does not mean a tenancy cannot end. It simply means there must be a valid reason and correct process.

What this means in simple terms

- Your tenancy is more flexible
- You have greater protection
- But the tenancy continues until it is legally ended

FOUR [4]

MOVING OUT & NOTICE PERIODS

Under the new rules, tenants have more flexibility when it comes to ending a tenancy.

Giving notice as a tenant

- You can give 2 months' notice at any time
- Notice should be provided in writing (email is usually acceptable)
- Your notice will typically start from the date it is received
- Rent must continue to be paid in full during your notice period
- You are responsible for the property until your tenancy officially ends

Ending your tenancy correctly

To avoid any issues:

- Ensure your notice is clear and confirmed
- Continue paying rent until the end of the notice period
- Leave the property in a clean and reasonable condition
- Return all keys on or before your move-out date

Failure to follow the correct process may result in:

- Additional rent being charged
- Deductions from your deposit

If your landlord serves notice

Your landlord can only ask you to leave if they have a valid legal reason.

- You will receive formal notice explaining the reason
- Notice periods will vary depending on the situation
- Typically, this will be between 2 to 4 months

In some cases, notice periods may be shorter (for example, serious breaches such as anti-social behaviour).

Important to understand

- You do not have to leave immediately when notice is served
- If there is a dispute, the landlord may need to apply to court

FIVE [5]

SHARERS & JOINT TENANCIES

If you are renting a property with others, you will usually be on a joint tenancy agreement. This means all tenants share equal responsibility for the tenancy.

Joint responsibility

- All tenants are jointly and individually responsible for the full rent
- This means:
 - If one person does not pay, the others must cover the shortfall
 - The landlord can recover the full rent from any one tenant

If one tenant leaves

If one tenant decides to leave during the tenancy:

- The remaining tenants will still be responsible for the full rent
- The tenancy does not automatically end

The remaining tenants must either:

- Agree to cover the rent between themselves, or
- Find a suitable replacement tenant (subject to approval and referencing)

Replacing a tenant

If a replacement tenant is found:

- They will need to go through referencing checks
- A new agreement or variation may be required
- Any associated costs must be agreed in advance

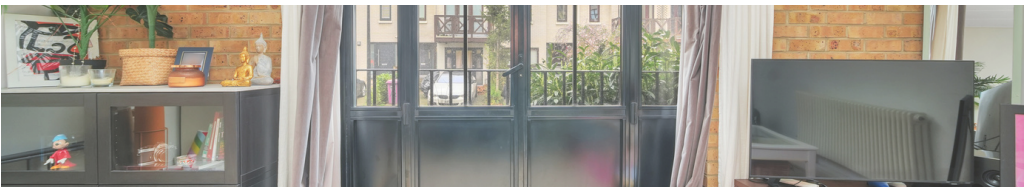
Ending a joint tenancy

- One tenant cannot end the tenancy for everyone without proper agreement
- All tenants should communicate and agree on next steps

Important to understand

- Disputes between sharers are not the landlord's responsibility
- Rent must still be paid in full regardless of internal arrangements





SIX [6]

RENT & PAYMENTS

It is important that rent is paid on time and in full, in line with your tenancy agreement.

Paying your rent

- Rent must be paid on the agreed date each month
- Payments should be made using the agreed method (e.g. standing order)
- You are responsible for ensuring funds are available

If you are in a joint tenancy:

- All tenants are responsible for ensuring the full rent is paid, not just their individual share

Rent increases

Under the new rules:

- Rent can only be increased once per year
- Increases must be done using a formal process (Section 13 notice)
- You must be given proper notice of any increase

Challenging rent increases

- If you believe a rent increase is too high or above market value, you have the right to challenge it
- This is usually done through a tribunal

If you fall behind on rent

If rent is not paid:

- You may be contacted to arrange payment
- Arrears may build quickly if not addressed early

If the issue continues:

- The landlord may serve notice using rent arrears grounds
- Legal action may be taken

Support if you are struggling

If you are having difficulty paying rent:

- Contact us as early as possible
- We may be able to discuss options or support

Important to understand

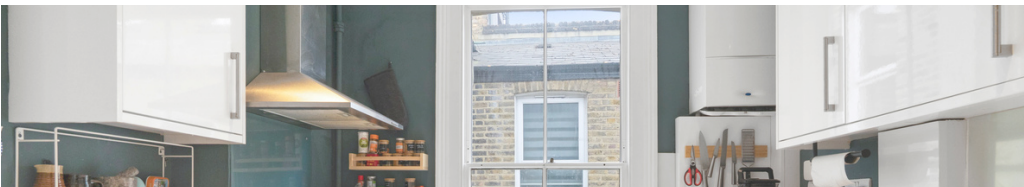
- Rent is a legal obligation under your tenancy
- Even under the new rules, non-payment of

rent remains one of the strongest grounds for eviction

Impact on your record

Failure to pay rent may result in:

- Court proceedings
- County Court Judgements (CCJs)
- Negative impact on your credit history
- Difficulty renting in the future



SEVEN [7]

MAINTENANCE & REPAIRS

We aim to provide a professional and responsive service to ensure the property is maintained to a good standard.

Reporting maintenance issues

- All maintenance issues should be reported as soon as possible
- This can be done via the agreed reporting method (email/portal/phone)
- Please provide clear details and, where possible, photos

Reporting issues early helps prevent:

- Further damage to the property
- More costly repairs
- Delays in resolving the issue

Response times

- Maintenance issues will be acknowledged within 24 hours
- Works will be arranged as quickly as possible, depending on:
 - Contractor availability
 - Access to the property
 - The nature and urgency of the issue

Emergency vs non-emergency

Emergency issues (e.g. no heating, major leaks, electrical faults):

- Will be prioritised and dealt with as quickly as possible

Non-emergency issues:

- Will be scheduled within a reasonable timeframe

Access for repairs

- You must allow reasonable access for contractors and inspections
- Proper notice will be given (except in emergencies)

Failure to provide access may delay repairs and could result in further issues.

Tenant responsibility for damage

- Tenants may be responsible for damage caused by:
 - Negligence
 - Misuse
 - Failure to report an issue early

This may result in:

- Charges during the tenancy, or
- Deductions from the deposit

What this means in simple terms

- Report issues early
- Allow access for repairs
- We will act quickly, but timing can depend on contractors



EIGHT [8]

YOUR RESPONSIBILITIES AS A TENANT

While the new rules provide more protection, tenants still have clear responsibilities.

Your key responsibilities

You must:

- Pay rent on time and in full
- Keep the property in a clean and reasonable condition
- Dispose of rubbish properly
- Report maintenance issues promptly
- Use the property in a reasonable manner
- Not cause damage beyond fair wear and tear
- Not engage in anti-social behaviour

Looking after the property

- Basic upkeep is expected (e.g. cleaning, ventilation, preventing mould)
- You should take reasonable steps to avoid damage
- Any concerns should be reported early

Behaviour and conduct

- You must not cause nuisance or disturbance to neighbours
- Illegal activity or anti-social behaviour may lead to immediate action

End of tenancy expectations

When leaving the property:

- It should be returned in a clean and tidy condition
- All personal belongings must be removed
- Keys must be returned

Failure to meet these standards may result in:

- Cleaning or clearance charges
- Deductions from your deposit

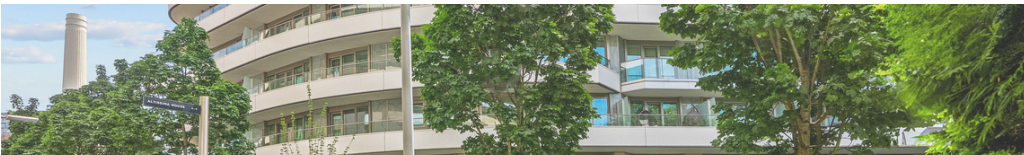
Legal consequences of breaches

If tenancy terms are not followed:

- The landlord may serve notice
- Court action may be taken
- You may receive a County Court Judgement (CCJ)
- This can affect your credit history and ability to rent in the future

What this means in simple terms

- Treat the property well
- Follow the agreement
- Small issues can become serious if ignored



NINE [9]

LEGAL DOCUMENTS REQUIRED FROM TENANTS

As part of the letting process, tenants are required to provide certain documents for legal and referencing purposes.

Identification

- Valid photo ID (passport or driving licence)
- This is required for identity verification and Right to Rent check

Proof of address

- Recent utility bill, bank statement, or official correspondence
- Used to confirm your current address

Right to Rent (UK requirement)

- All tenants must prove they have the legal right to rent in the UK
- This is a legal requirement and must be completed before moving in

Employment and income verification

- Proof of employment (e.g. contract or employer reference)
- Recent payslips or bank statements
- This helps confirm affordability

Previous landlord reference

- Where applicable, a reference from your current or previous landlord
- Used to confirm your rental history

External referencing

- Referencing may be carried out through platforms such as Goodlord or Vouch
- This may include credit checks and affordability assessments

Additional checks (where applicable)

- Guarantor information (if required)
- Student status or visa documentation

Important to understand

- All documents must be accurate and provided promptly
- Providing false or misleading information may result in:
 - The tenancy not proceeding, or
 - Action being taken if discovered later



TEN [10]

HMRC & CONSIDERATIONS

In most cases, HMRC rules will not affect you directly, but there are a few situations to be aware of.

If your landlord lives outside the UK

- In rare cases where rent is paid directly to a landlord based overseas, HMRC rules may apply. This is usually handled by the managing agent.

If you receive income from the property

- If you sublet or receive rent from someone else, you may need to declare this to HMRC
- You should always check you have permission before subletting

Your financial responsibilities

- Pay your rent on time
- Pay any bills you are responsible for (e.g. utilities, council tax)

What this means in simple terms

- Most tenants won't need to worry about HMRC
- If you earn money from the property, you may need to declare it
- If unsure, it's best to check with HMRC

ELEVEN [11]

NOTICES

Under the new rules, landlords must follow a legal process when asking a tenant to leave the property.

What this means for you

- You cannot be asked to leave without receiving formal written notice
- The notice will clearly explain the reason and the required timeframe
- You do not have to leave immediately when notice is served

Notice periods

- Notice periods will vary depending on the reason
- Typically between 2 to 4 months
- Shorter notice periods may apply in more serious situations

After notice is served

- The notice gives you time to make arrangements and find alternative accommodation
- You are still responsible for paying rent and looking after the property during this time

If you remain in the property after the notice period:

- The landlord may apply to court for possession
- A court will make the final decision

Important to understand

- A notice is not the same as an eviction
- You can only be legally required to leave following the correct legal process

What this means in simple terms

- You will always be given notice
- You have time to prepare
- The process must be followed correctly



TWELVE [12]

GROUND'S FOR POSSESSION

Landlords can only serve notice if they have a valid legal reason, known as a ground for possession.

Property-related grounds (no fault of tenant)

- The landlord wants to sell the property
- The landlord or a family member wants to move into the property
- The property requires major works or redevelopment

Tenant-related grounds

- Rent arrears
- Persistent late rent payments
- Damage to the property
- Breach of tenancy agreement
- Anti-social behaviour

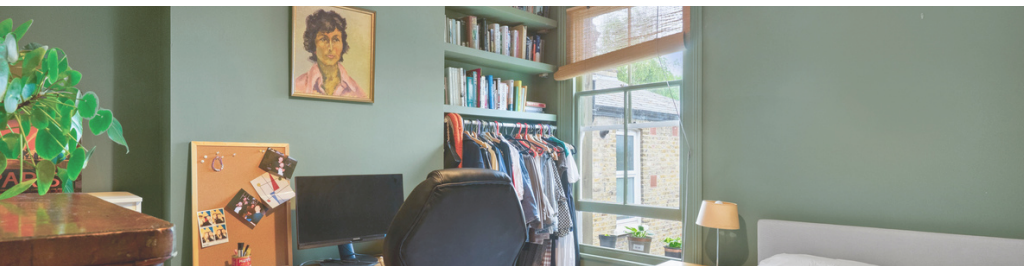
There are multiple legal grounds, but the most common are listed above.

Other grounds

- False information provided during the application
- Loss of Right to Rent
- Employment-linked accommodation ending

Important to understand

- Some grounds are mandatory (possession must be granted if proven)
- Others are discretionary (the court will decide what is reasonable)
- The landlord must provide evidence to support the ground used





THIRTEEN [13]

DISCLAIMER & USEFUL LINKS

This guide is for general guidance only and may be subject to change before or after 1st May.

For further guidance and the most up-to-date information, you may find the resources below helpful. These are official and trusted sources that provide additional information on your rights, responsibilities, and the changes to renting.

We recommend referring to these if you would like more detailed guidance or if you are unsure about any part of your tenancy.

This guide reflects proposed changes under the Renters Reform Bill and is based on current guidance. Final legislation and implementation may differ

Government Guidance

<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

<https://housinghub.campaign.gov.uk/renting-is-changing/>

<https://www.gov.uk/private-renting>

Evictions & Notices

<https://www.gov.uk/evicting-tenants/section-21-and-section-8-notices>

<https://www.gov.uk/government/publications/grounds-for-possession-guidance-for-landlords-and-letting-agents/grounds-for-possession-guidance-for-landlords-and-letting-agents>

Support & Advice

https://england.shelter.org.uk/housing_advice

<https://www.citizensadvice.org.uk/housing/renting-privately/>

HMRC Guidance

<https://www.gov.uk/tax-uk-income-live-abroad/rent>

<https://www.gov.uk/renting-out-a-property/paying-tax>

We hope this has helped you better understand the upcoming changes and what they mean for you as a tenant.

We're here to help

If you have any questions about your tenancy or need further guidance, please do not hesitate to get in touch with us.

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TENANT GUIDE