



**PATRICK
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RENTERS' RIGHTS ACT GUIDANCE NOTES 2026 (updated regularly)

From May 1st, 2026, the Renters' Rights Act shall be coming into effect and there will be significant legal, social, administrative, and economic challenges facing future lettings' agents, landlords, and tenants.

However, these needn't be tackled alone since it will be well documented and would not negatively affect those who continue to ensure due diligence and strict management responsibility, like us, Patrick Oliver Estate Agents. We are confident that the changes will have a positive impact on the rental market and we look forward to embracing the change.

To all landlords and tenants who are uncertain about the future, please do contact myself, Gemma Patrick, (MARLA and owner of Patrick Oliver Estate Agency for 10 years), for free and no obligation advice about your rental property/properties.

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Below you will find several useful links with more in-depth information.

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

<https://theindependentlandlord.com/rrb-latest/>

<https://www.nrla.org.uk/resources/renters-rights>

<https://www.propertymark.co.uk/policy/rental-reform.html>

On the next few pages, there is a summary of the upcoming legislative changes that will be law from May 1st, 2026.

EVICTIONS

THE CHANGE:

An end to section 21 “no-fault” evictions.

THE DETAIL:

Landlords will no longer be allowed to evict tenants without giving a reason.

But they will still have rights to evict on reasons such as:

- Moving back in
- Selling the property
- Unpaid rent
- Antisocial behaviour

PETS

THE CHANGE:

Landlords can no longer ban pets.

THE DETAIL:

Renters can ask to live with a pet and landlords have to consider the request fairly.



CONTRACTS

THE CHANGE:

All private rent contracts will be rolling, not fixed.

THE DETAIL:

Tenancy agreements will be rolling month-to-month or week-to-week with no end date, which the government says will give renters more security.

Tenants can also end contracts with two months notice, rather than being locked in for longer.

BIDDING WARS

THE CHANGE:

Landlords can't accept offers above the advertised price.

THE DETAIL:

It will be illegal for landlords and letting agents to suggest or accept offers over the original listing.



DISCRIMINATION

THE CHANGE:

Refusing tenants because they have kids or are on benefits will be illegal.

THE DETAIL:

It will be illegal for landlords and agents to discriminate against prospective tenants who receive benefits or who have children.

However, landlords and agents will still be able to do reference and affordability checks before selecting a tenant.

RENT RISES

THE CHANGE:

Landlords can only raise the rent once a year.

THE DETAIL:

Landlords will need to give two months' notice, and can only increase rent to “the market rate”.

If a tenant believes the amount is excessive, they can challenge the landlord at a first-tier tribunal, a type of civil court.

RENT IN ADVANCE

THE CHANGE:

Landlords can only ask for one month's rent up front.

THE DETAIL:

Big advance payments are over, as landlords will be restricted to requesting one month's rent to secure a tenancy.

This can be 28 days rent if the tenancy is less than a month.

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