



Derby City Council

The Renters' Rights Act

What it means for you

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DASH Services

Providing Quality Housing Services

The Renters' Rights Act changes on 1 May 2026.

It is designed to make renting fairer, safer, and more secure. It changes how private renting works and it gives tenants stronger rights.

What's the biggest changes for you as a Renter?

Assured Shorthold tenancies are ending

Your agreement will change from an assured shorthold tenancy to an assured tenancy and you will have stronger rights. Even if you signed an agreement that says something different. This change will happen automatically. On 1 May 2026 your existing tenancy will also become 'periodic' and will continue on a monthly basis. Even if you've already signed a fixed term contract.

No more 'no-reason' evictions

Your landlord will no longer be able to use a 'no reason' section 21 notice to evict you. Instead, your landlord will only be able to evict you if they have a legal reason called a 'ground', for example, if you are in rent arrears or are committing antisocial behaviour.

If your landlord gives you a valid eviction notice before the changes happen, your tenancy will not become assured straight away. Your landlord could still ask the court for a possession order to evict you, but the landlord will only have a limited time to do this. The eviction can be stopped if the notice you are given is deemed invalid.

Tell the court if the notice is not valid. You'll have an assured tenancy and stronger rights if the court agrees.

A different way for you to end your tenancy

If you want to end your tenancy, you'll need to give a longer notice of two months instead of the current one month. That's unless you and the landlord agree a shorter notice period or a specific date that the tenancy and the liability to pay your rent ends.

Fairer rent increases

Your landlord will only be able increase your rent by giving you a Section 13 rent increase notice, and can only do it once per year. They'll also have to give you two months' notice of an increase instead of one. If you don't think the new rent is in line with market rent levels in your area, you'll have six months from the start of your tenancy to ask a tribunal to review it.

An end to discriminatory practices

The Act bans blanket policies like 'no pets', 'no DSS' and 'no kids', meaning landlords must consider each request fairly. Tenancy clauses that say you cannot have a pet will not apply after the law changes, despite what your agreement previously stated. However, some properties may not be suitable for pets or big enough for larger families, so it is important that clear communication between you and Landlord.

A minimum standard for homes

For the first time, all private rentals will have to meet a national Decent Homes Standard. Councils will have stronger powers to hold landlords accountable if homes are unsafe or in poor condition.

The main changes

Before 1 May 2026	From 1 May 2026
You can be given a Section 21 eviction notice for no reason.	Your landlord will need a legal reason to evict you with a Section 8 notice.
There are no limits on rent in advance.	Your landlord can only ask for one month's rent in advance.
Your landlord might pressure you to agree to a rent increase at any time.	Your landlord can only put the rent up once a year. They must give at least two months' notice.
You might have a fixed term tenancy which makes it hard to leave early.	You will have a periodic tenancy which makes it easier to leave by giving notice.
You can often give one month's notice to end a periodic AST.	You will need to give at least two months' notice to end a periodic assured tenancy.
Your landlord can refuse permission for you to have a pet. They do not need a reason.	You will have the right to ask your landlord for permission to keep a pet. Your landlord will only be able to say no if they have a good reason.

Your rights will not change if you're a lodger who lives with your landlord.

When are the changes happening?

Changes start from 1 May 2026.



For more information, scan the QR Code or go to derby.gov.uk/renting-is-changing