

The Renters Rights Act

Changes for tenants who rent privately



The Renters' Rights Act introduces important changes for tenants who rent their homes from private landlords. The changes aim to give tenants greater security, fairness, and flexibility in their homes. This leaflet gives a quick guide to the changes and what they mean for tenants in East Suffolk.

The following changes are effective from **1 May 2026**. Other changes will follow although dates have not yet been confirmed.

The council can fine landlords who break the new rules.

No more section 21 evictions

From 1st May 2026, landlords cannot use a section 21 notice to evict tenants, and will only be able to end a tenancy for a valid reason.

However, if your landlord gives you a valid section 21 notice before 1 May 2026 they could still ask the court for a possession order to evict you. They will only have a limited time to do this and you can stop the eviction if the notice is invalid.

No more fixed term tenancies

Most private tenants currently have an Assured Shorthold Tenancy. These will automatically convert to Periodic Assured Tenancies, which are rolling agreements with no end date. Landlords must provide existing tenants with a government produced information sheet by 31 May to explain these changes.

Tenants can end the tenancy by giving 2 months' notice, or less if the landlord agrees.

Rent Rules

Landlords can only ask for **one month's rent in advance** and they can't accept more than the advertised rent.

Rent can only go up **once a year**, after the landlord giving **2 months' notice**.

Right to ask to keep a pet


Tenants can ask to keep a pet. Landlords can only say no for a good reason.

End to discrimination

Landlords and agents can't discriminate against any tenants just because they have children or claim benefits.

 For more detailed information about these changes and the Renters Rights Act:
safesuffolkrenters.org/tenants

 If you are affected by the Renters Rights Act and need help or advice:
safesuffolkrenters.org/contact

 If you are threatened with homelessness:
eastsuffolk.gov.uk/housing-advice-and-homelessness

