

Landlords now to fulfil new legal duty for Renters' Rights Act

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Tenants can now look out for new important information explaining their new rights coming on 1 May 2026 - including a ban on Section 21 'no-fault' evictions.

- Millions of tenants across England will receive new vital information on the biggest changes to renting in history on 1 May 2026
- Government has published a new official document explaining tenancy changes, which landlords and agents must give legally to their tenants by 31 May 2026
- 11 million renters are just 6 weeks away from benefitting from these significant new protections which will transform their experience

It's a 6-week countdown until the historic Renters' Rights Act kicks in and improves the lives of 11 million private renters across England.

The government is helping landlords and tenants to prepare for these changes - and renters can now look out for a very important document from their landlord or landlord's agent, so they can navigate their new rights.

The new document published today (Friday 20 March 2026), is designed to give tenants helpful, practical advice on each of the changes and what it means for their tenancy agreement.

It simply breaks down the key information that renters need to know - from stronger protections against rent increases to better rights to request pets - and scrapping Section 21 evictions, fixed-term assured tenancies and more.

Ben Twomey, Chief Executive of Generation Rent, said:

The Renters' Rights Act is a major step towards re-balancing power between renters and landlords, giving us greater security in our homes.

Ahead of the new law coming into action, it's vital renters take the time to understand what these new rights are and how to respond if landlords break the rules.

The Renters' Rights Act Information Sheet 2026 is live on gov.uk. Tenants won't need to do anything but read the information carefully.

Landlords and their letting agents must legally give this information to tenants by 31 May 2026 to avoid risking a fine.

They can give it to tenants as a hard copy or attached electronically as a PDF to an email.

More detailed instructions on the process are available on gov.uk and the government's campaign site, where landlords can find everything else they need to know for the Act's implementation.

The government will soon be publishing a full package of guidance for tenants on the new rights they will have from 1 May 2026, which will be available on gov.uk.

ENDS

Notes to editors:

Please see here easy media explainers on:

- what the changes for tenants are from 1 May 2026: Explainer: everything you need to know about the new Renters' Rights Act - MHCLG in the Media
- and what landlords need to do for the Renters' Rights Act: □ Landlords, here are 6 ways to get yourself ready for new renters' rights - MHCLG in the Media
- Existing tenants without a written tenancy agreement do not need to receive the government's information sheet. Their landlords or their agents must instead give them a written statement setting out the key terms of their tenancy and other information, as required by law by 31 May 2026.

<https://www.gov.uk/government/news/landlords-now-to-fulfil-new-legal-duty-for-renters-rights-act>