Discrimination

Landlords can no longer refuse to rent to you just because you have children or get benefits.

They can still carry out reference and affordability checks to make sure you can pay the rent and look after the property.

Good tenants do things like:

- Pay rent on time
- Look after the property
- Report problems quickly
- Allow access for checks and repairs
- Follow the terms of their tenancy



Contact Us

Any questions? Come and see us.

Drop into our offices in Lancaster or Morecambe on Tuesday, Wednesday and Thursday from 10am-2pm.

Lancaster Office: 5 George Street, Lancaster, LA1 1XQ

Morecambe Office: Oban House 87-89 Queen Street, Morecambe LA4 5EN

01524 481 508

enquiries@northlancashirecab.org.uk

www.northlancashirecab.org.uk

What Does The Renters' Rights Act Mean For You?



A guide to your new rights as a renter.

citizens advice North Lancashire

Changes to rent

Landlords can only put the rent up once a year. They must give you two months' notice and can only charge the going rate for similar homes in the area.

If you think your rent is too high, you can challenge it at a tribunal - an official hearing where your case will be decided fairly.

Landlords can only ask for one months' rent upfront. If your tenancy is less than a month, this can be up to 28 days rent.

Evictions

Section 21 'No-Fault' evictions are now gone. From 1 May 2026, your landlord must have a legal reason to evict you.

Legal reasons for eviction include:

- Unpaid rent
- Antisocial behaviour by you or your visitors
- Not looking after the property
- Your landlord moving back in or selling the property

Bidding wars

A bidding war is when renters are pushed to offer more than the advertised rent price.

This is now banned. Landlords and letting agents must set a clear rent price and cannot ask for, or accept, offers above that amount.

Contracts

Tenancy agreements will now roll on month-to-month or week-to-week, with no fixed end date. This gives more flexibility for both you and your landlord.

You can end your tenancy by giving two months' notice.

Pets

You have the right to ask to keep a pet. Your landlord must consider your request fairly. If they say no, they must tell you why in writing.

You can challenge their decision in court if you think it is unfair.

