

Rent tribunal decisions in Ealing

Generated 14 Oct 2026. All decisions in Ealing.

Online version, with every decision: <https://rentrisecheck.uk/area/ealing?period=all&x=1>

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What the tribunal decided

48 decisions in this search (43 set a rent). In 24, the landlord's proposed rent can be compared with the rent the tribunal decided; the figures below come from those, and n is the number of decisions behind each figure.

	All	Old rules	New rules
Set below the landlord's figure	79% (19 of 24)	82% (18 of 22)	too few (0 of 1)
Same as the landlord's figure	17% (4 of 24)	14% (3 of 22)	too few (1 of 1)
Above the landlord's figure	4% (1 of 24)	5% (1 of 22)	too few (0 of 1)
Typical cut, where the rent was set lower	-10.4% (n=19)	-9.1% (n=18)	–
Typical increase the landlord proposed	+24.1% (n=24)	+24.1% (n=22)	too few (n=1)
Typical increase the tribunal decided	+11.3% (n=24)	+10.6% (n=22)	too few (n=1)

Only 1 new-rules decision here, too few to show a pattern.

All includes 1 decision where we can't tell which rules applied.

"Typical" is the median. n is the number of decisions each figure comes from. Figures from fewer than 5 decisions are shown as "too few".

Old rules: landlord's notice before 1 May 2026, when the tribunal could set the rent higher than the landlord asked. **New rules:** notice on or after 1 May 2026; the tribunal can only confirm the landlord's figure or set a lower one.

Left out of these figures: housing association and affordable rents, rooms in shared houses, rents including bills, register entries (only the decided rent is published), and decisions whose figures haven't been checked.

Past decisions are not a prediction. Each tribunal decides on the evidence in front of it.

The decisions

Most recent first. Rents per calendar month as the tribunal recorded them (weekly rents x 52 / 12). Decisions where the tribunal set no rent, whose figures haven't been checked, or that were published as scanned images are not listed; they are in the online version.

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat1,159 the Vale, London, W3 7RH [rules unclear] GOV.UK: LON/00AJ/MNR/2025/0862	flat, 2 bed	£1,200	£1,750	£1,402.50	2 Sep 2026
10 Ivy Crescent, London, W4 5NG [old rules] GOV.UK: LON/00AJ/MNR/2025/1027	house, 5 bed	£4,300	£5,450	£4,625	10 Aug 2026
18a Woodgrange Avenue, London, W5 3NY GOV.UK: LON/00AJ/MRA/2026/0068	flat, 3 bed	£2,200	£2,600	£2,600	5 Aug 2026
Flat 1, 58 Hanger Lane London W5 2JH [old rules] GOV.UK: LON/00AJ/MNR/2026/0395	flat, 2 bed	£1,982	£2,450	£2,100	22 Jul 2026
18 Sterling Place London W5 4RA [old rules] GOV.UK: LON/00AJ/MNR/2026/0380	flat, 2 bed	£1,586	£2,050	£1,900	22 Jul 2026
Flat 3, Osterley Lodge, 12-14 Osterley Park Road, Southall, Middlesex, UB24BN [old rules] GOV.UK: LON/00AJ/MNR/2026/0235	flat, 2 bed	£1,800	£1,950	£1,800	15 Jun 2026
Flat 4, Greystoke Court, Hanger Lane W5 1EN [old rules] GOV.UK: LON/00AJ/MNR/2026/0038	flat, 2 bed	£1,500	£1,850	£1,615	10 Jun 2026
Annexe Rear of 21 Northwood Gardens, Greenford, Middlesex, UB6 OLE [old rules] GOV.UK: LON/00AJ/MNR/2026/0001	house, studio	£850	£1,100	£925	26 May 2026
Flat 16 Oaktree Court, 25 Pierpoint Road, Acton, London, W3 9JL [old rules] GOV.UK: LON/00AJ/MNR/2025/1013	flat, 2 bed	£1,350	£1,800	£1,600	16 Mar 2026

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
19 Merton Avenue, Northolt, London UB5 4QF [old rules] GOV.UK: LON/00AJ/MNR/2026/0061	house, 2 bed	£1,450	£1,800	£1,550	9 Jan 2026
29 Gonville Cresent, Northolt, Middlesex, UB5 4SH [old rules] GOV.UK: LON/00AJ/MNR/2025/0921	house, 3 bed	£1,500	£2,200	£2,200	23 Dec 2025
Flat 7, 28 Castlebar Park, London W5 1BU [old rules] GOV.UK: LON/00AJ/MNR/2025/0893	flat, 1 bed	£1,500	£1,700	£1,600	22 Dec 2025
58 Cotton Avenue, London, W3 6YF [old rules] GOV.UK: LON/00AJ/MNR/2025/0938	flat, 1 bed	£1,695	£1,796	£1,725	24 Nov 2025
16 Eskdale Avenue, Northolt, Middlesex, UB5 5DJ [old rules] GOV.UK: LON/00AJ/MNR/2024/0685	house, 3 bed	£1,750	£2,250	£1,950	22 Jul 2025
Annexe R/O 19 Gregory Road Southall UB2 4PP [old rules] GOV.UK: LON/00AJ/MNR/2024/0635	flat, studio	£850	£1,050	£1,000	17 Dec 2024
13 Milton Road, Acton, W3 6QA [old rules] GOV.UK: LON/00AJ/MNR/2024/0616	house, 2 bed	£1,485	£1,550	£1,470	11 Dec 2024
70 Vicarage Close, Northolt, Middlesex, UB5 5EG [old rules] GOV.UK: LON/00AJ/MNR/2024/0374	flat, 1 bed	£1,150	£1,400	£1,300	4 Nov 2024
Flat 12 Mackenzie House, School Passage, Southall, Middlex, UB1 3FL [old rules] GOV.UK: LON/00AJ/MNR/2024/0108	flat, 1 bed	£1,200	£1,600	£1,402.75	8 Aug 2024
Flat A , 87 York Road , London , W3 6TN [old rules] GOV.UK: LON/00AJ/MNR/2024/0090	flat, 2 bed	£1,500	£2,000	£2,000	12 Jul 2024
15 Gordon House, Western Avenue, Ealing, W5 1EY [old rules] GOV.UK: LON/00AJ/MNR/2024/0004	flat, 2 bed	£1,450.02	£1,799.98	£1,612	9 Jun 2024
13 Milton Road, Acton, Ealing, London, W3 6QA [old rules] GOV.UK: LON/00AJ/MNR/2023/0414	house, 2 bed	£1,350	£1,485	£1,462.50	12 Apr 2024
6 Barge Drive, Southall, London, UB2 4FH [old rules] GOV.UK: LON/00AJ/MNR/2023/0413	house, 4 bed	£2,250	£3,000	£3,200	29 Jan 2024
First Floor Flat, 18 Seward Road, W7 2JR [old rules] GOV.UK: LON/00AJ/MNR/2023/0301	flat, 2 bed	£1,500	£2,000	£1,950	6 Oct 2023
Ground floor flat, 19 Temple Road W5 4SL [old rules] GOV.UK: LON/00AJ/MNR/2020/0106	flat, 2 bed	£1,000	£1,100	£1,100	21 Apr 2021

Less comparable decisions

Housing association or affordable rents, rooms in shared houses, rents that include bills, and register entries (where only the decided rent is published). Listed for completeness; they are not in the figures above.

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
33 Beech Avenue, London, W3 7JY [old rules] [bills included] GOV.UK: LON/00AJ/MNR/2025/0793	flat, 4 bed	£891	£956	£950	28 Aug 2025
Flat 413 TRS Apartments, The Green, Southall, UB2 4FE [old rules] [register entry only] GOV.UK: LON/00AJ/MNR/2024/0309	flat, 2 bed			£1,700	23 Sep 2024
176C Uxbridge Road, London, W7 3TB [old rules] [housing association / affordable rent] GOV.UK: LON/00AJ/MNR/2024/0079	flat, studio	£1,053.78	£1,150	£900	26 Jul 2024
19 Temple Road Ealing London W5 4SL [old rules] [register entry only] GOV.UK: LON/00AJ/MNR/2024/0067	flat			£1,400	6 Jun 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
19 Temple Road, London, W5 4SL [old rules] [register entry only] GOV.UK: LON/00AJ/MNR/2022/0156	flat			£1,200	13 Dec 2022
338A Church Road Northolt UB5 5AR [old rules] [bills included] GOV.UK: LON/00AJ/MNR/2022/0101	flat, 1 bed	£1,100	£1,450	£1,150	19 Oct 2022
13 Milton Road, London, W3 6QA [old rules] [register entry only] GOV.UK: LON/00AJ/MNR/2022/0114	house			£1,350	10 Oct 2022
Flat 62 Apsley House, Dickens Yard, Longfield Avenue, London, W5 2AZ [old rules] [housing association / affordable rent] GOV.UK: LON/00AJ/MNR/2022/0030	flat, 2 bed	£741.13	£831.05	£1,300	10 Oct 2022
11a Shirley Gardens, Hanwell, London, W7 3PT [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00AJ/MNR/2022/0024	flat			£524.46	13 Jun 2022
19 Temple Road, South Ealing, London, W5 4SL [old rules] [register entry only] GOV.UK: LON/00AJ/MNR/2021/0175	flat			£1,120	25 Jan 2022

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