

Rent repayment orders in Ealing

Generated 18 Oct 2026. All decisions in Ealing.

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

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What the tribunal ordered

19 decisions in this search (12 ended in a rent repayment order). In 11 the amount ordered has been checked; the figures below come from those, and n is the number of decisions behind each figure. Amounts are the total ordered in a decision, across all its applicants; "per applicant" divides by the number of applicants.

	All	Before 5 Sep 2022	Since 5 Sep 2022
Ended in a rent repayment order	67% (12 of 18)	60% (3 of 5)	69% (9 of 13)
Typical amount ordered, per applicant	£3,360 (n=11)	too few (n=3)	£3,982 (n=8)
Typical amount ordered, per decision	£5,831 (n=11, typically 2 applicants)	too few (n=3)	£5,525 (n=8, typically 2 applicants)
Typical share of the maximum the tribunal could award	too few (n=4)	–	too few (n=4)

No decision here yet concerns an offence on or after 1 May 2026, when the maximum rose to 24 months' rent. Every figure is under the old rules, where the maximum was 12 months' rent.

"Per applicant" divides what the tribunal ordered in a decision by the number of applicants in it; "per decision" is the total ordered across all of them, as the decision states it.

"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".

The Upper Tribunal set out how the amount is fixed in *Acheampong v Roman* on 5 September 2022.

The tribunal can only make an order if it is sure, beyond reasonable doubt, that the landlord committed the offence. **Old rules:** offence before 1 May 2026, maximum 12 months' rent. **New rules:** offence on or after 1 May 2026, maximum 24 months' rent.

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.

Decisions that ended in an order

Most recent first. Rent per calendar month, the maximum the tribunal could award (the rent for the period, less any benefits), the amount ordered and its share of that maximum, as the decision states them. A blank maximum means the decision never states it as one figure, or it hasn't been checked.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
1C Fairlawn Avenue, Ealing W4 5EF [old rules] GOV.UK: LON/00AJ/HMF/2025/0816	Unlicensed HMO	individual	£3,000	£23,300	£5,825	£17,475	3	75%	10 Aug 2026
15 Shakespeare Road, London W3 6SG [old rules] GOV.UK: LON/00AJ/HMF/2025/0847	Unlicensed HMO	company Roomerang Holdings Ltd			£7,743.97	£23,231.90	3		18 Mar 2026
6 Mersey Walk, Northolt, UB5 6TH [old rules] GOV.UK: LON/00AJ/HMF/2025/0775	Unlicensed house (selective licensing)	individual	£1,450	£8,700	£5,220	£5,220	1	60%	9 Feb 2026
9 Poppy Close, London UB5 5TP [old rules] GOV.UK: LON/00AJ/HMG/2025/0631	Unlicensed house (selective licensing)	individual	£1,600	£4,691.95	£3,284.37	£3,284.37	1	70%	29 Jan 2026
5 Niagara Avenue, London, W5 4UD [old rules] GOV.UK: LON/00AJ/HMF/2024/0610	Harassment	individual	£352		£3,250	£3,250	1		12 May 2025
Flat C, 17 Richmond Road, Ealing, London W5 5NS [old rules] GOV.UK: LON/00AG/HMF/2024/0623	Unlicensed HMO	individual		£14,400	£4,680	£9,360	2	65%	7 May 2025
2c Hamilton Road, London W5 2EQ [old rules] GOV.UK: LON/00AJ/HMF/2022/0119	Unlicensed HMO	company Peel Ealing Investments Ltd	£2,280		£1,943.59	£5,830.77	3		19 Oct 2023

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
15 Rose Garden W5 4JU [old rules] GOV.UK: LON/00AJ/HMF/2022/0240	Unlicensed HMO	company Dale Key Limited	£640		£1,668	£3,336	2		23 Feb 2023
4B The Vale, London W3 7SB & 0155 [old rules] GOV.UK: LON/00AJ/HMF/2021/0136	Unlicensed HMO	company Roomerang Limited	£700		£4,113.87	£8,227.74	2		22 Nov 2021
34 Sarsfield Road, Perivale, Greenford, Middlesex UB6 7AE [old rules] GOV.UK: LON/00AJ/HMF/2018/0053	Unlicensed HMO	individual	£650		£3,360	£6,720	2		15 May 2019
70 Highview Road, West Ealing, W13 0HW [old rules] GOV.UK: LON/00AJ/HMK/2018/0006	Unlicensed HMO	company Big Egg Properties Limited			£211.76	£1,694.07	8		31 May 2018

Other decisions in this search

Applications that were dismissed, withdrawn, struck out or out of time, and orders whose amount hasn't been checked yet. They are not in the figures above.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided
Flat 5, 27 Summit Road, Northolt UB5 5HJ [old rules] GOV.UK: LON/00AJ/HMF/2026/0008	Unlicensed HMO	company Uniwel Investments Limited		Dismissed	1	19 Aug 2026
Flat 6A, 36 High Street, Acton, London W3 6LG [old rules] GOV.UK: LON/00AJ/HMG/2025/0671	Unlicensed house (selective licensing)	company		Dismissed	1	3 Jul 2026
Flat 2, Hoover Building, Western Avenue, Greenford, UB6 8AT [old rules] GOV.UK: LON/00AJ/HMG/2025/0636	Unlicensed house (selective licensing)	company Gastony International Limited		Dismissed	1	16 Jan 2026
10 Greystoke House, 150 Brunswick Road, London, W5 1AW [old rules] GOV.UK: LON/00AJ/HMB/2025/0005	Unlicensed house (selective licensing)	individual	£2,020	Dismissed	2	24 Oct 2025
8 St Dunstons Gardens, London W3 6QG [old rules] [figures not yet checked] GOV.UK: LON/00AJ/HMF/2024/0172	Unlicensed HMO	individual	£3,033	Order made	4	6 May 2025
15 Rose Gardens, London, W5 4JU [old rules] GOV.UK: LON/00AJ/HMF/2021/0307	Unlicensed HMO	individual	£640	Dismissed	2	6 Jun 2022
Flat B, 23 Shirley Gardens, London W7 3PT [old rules] GOV.UK: LON/00AJ/HMF/2021/0277	Unlicensed HMO	individual		Struck out	1	8 Apr 2022