

Rent repayment orders in Guildford

Generated 18 Oct 2026. All decisions in Guildford.

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

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What the tribunal ordered

8 decisions in this search (7 ended in a rent repayment order). In 7 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	88% (7 of 8)	100% (5 of 5)	too few (2 of 3)
Typical amount ordered, per applicant	£3,000 (n=7)	£3,401 (n=5)	too few (n=2)
Typical amount ordered, per decision	£4,400 (n=7, typically 1 applicant)	£4,400 (n=5, typically 1 applicant)	too few (n=2)
Typical share of the maximum the tribunal could award	too few (n=3)	too few (n=2)	too few (n=1)

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.

Only 7 decisions with a checked amount: too few to show a pattern.

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
69 Park Barn Drive, Guildford, Surrey, GU2 8ER [old rules] GOV.UK: CHI/43UD/HMF/2024/0018	Unlicensed HMO	individual	£845	£4,225	£1,338.57	£1,338.57	1	32%	17 Feb 2025
11 Romans Close, Guildford, GU1 2ST [old rules] GOV.UK: CHI/43UD/HMK/2023/0001	Unlicensed HMO	individual			£2,925.89	£8,777.66	3		3 Apr 2024
Room 4, 30 Woodbridge Road, Guildford, Surrey GU1 1ED [old rules] GOV.UK: CHI/43UD/HMF/2020/0027	Unlicensed HMO	individual	£500	£3,000	£3,000	£3,000	1	100%	1 Apr 2021
130 Guildford Park Avenue, Guildford, Surrey GU2 7NN [old rules] GOV.UK: CHI/43UD/HMF/2020/0013	Unlicensed HMO	individual	£2,800		£3,401.43	£17,007.13	5		31 Mar 2021
34 Sheepfold Road, Guildford, GU2 9TT [old rules] GOV.UK: CHI/43UD/HMB/2020/0004	Illegal eviction	individual	£800		£1,600	£1,600	1		12 Feb 2021
1 The Ridges, Guildford, Surrey GU3 1LH [old rules] GOV.UK: CHI/43UD/HMF/2020/0033	Unlicensed HMO	individual	£1,905.83		£4,217.70	£21,088.52	5		11 Feb 2021
Room 6, 30 Woodbridge Road, Guildford, Surrey GU1 1ED [old rules] GOV.UK: CHI/43UD/HMF/2020/0030	Unlicensed HMO	individual	£400	£4,400	£4,400	£4,400	1	100%	4 Feb 2021

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	Applica nts	Decided
2 Guildford Park Avenue GU2 7NJ [old rules] GOV.UK: CHI/43UD/HMB/2022/0010	Illegal eviction	company	£1,350	Dismissed	2	11 May 2023