Rent repayment orders in Haringey

Generated 18 Oct 2026. All decisions in Haringey.

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

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What the tribunal ordered

48 decisions in this search (36 ended in a rent repayment order). In 33 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	77% (36 of 47)	80% (12 of 15)	75% (24 of 32)
Typical amount ordered, per applicant	£3,589 (n=31)	£4,400 (n=10)	£3,260 (n=21)
Typical amount ordered, per decision	£10,626 (n=33, typically 3 applicants)	£13,319 (n=12, typically 2 applicants)	£8,690 (n=21, typically 3 applicants)
Typical share of the maximum the tribunal could award	80% (n=13)	88% (n=6)	80% (n=7)

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
159 Rosebery Avenue, London, N17 9SG [old rules] GOV.UK: LON/00AP/HMG/2025/0618	Unlicensed house (selective licensing)	individual		£15,600	**£2,080**	£12,480	6	80%	24 Jun 2026
4A Fairfax Mews, Harringay Ladder, London, N8 0NN [old rules] GOV.UK: LON/00AP/HMG/2024/0603	Unlicensed house (selective licensing)	individual		£13,950	**£12,555**	£12,555	1	90%	27 Mar 2026
162A Carlingford Road, London N15 3EU [old rules] GOV.UK: LON/00AP/HMF/2025/0798	Unlicensed HMO	individual	£2,450		**£5,700.38**	£17,101.15	3		18 Mar 2026
Flat 2, 25 Leaside Avenue, N10 3BT [old rules] GOV.UK: LON/00AP/HMF/2025/0802	Unlicensed house (selective licensing)	individual		£8,760.93	**£7,884.84**	£7,884.84	1	90%	5 Feb 2026
28B Beechfield Road, London, N4 1PE [old rules] GOV.UK: LON/00AP/HMF/2025/0811	Unlicensed HMO	individual			**£6,393.75**	£12,787.50	2		28 Jan 2026
2E Wolseley Road, London N8 8RP [old rules] GOV.UK: LON/00AP/HMF/2025/0661	Unlicensed HMO	individual	£563.33		**£2,670**	£2,670	1		22 Jul 2025
(x4) 88 Lealand Road, London N15 6JT [old rules] GOV.UK: LON/00AP/HMF/2024/0240	Unlicensed HMO	company	£2,400		**£5,805**	£23,220	4		12 Jun 2025

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
Flat E, 5 Queens Avenue, London N10 3PE [old rules] GOV.UK: LON/00AP/HMF/2024/0652	Unlicensed HMO	individual		£24,581.96	**£6,555.33**	£19,666	3	80%	27 May 2025
5 Conway Road, London N15 3SA [old rules] GOV.UK: LON/00AP/HMG/2024/0607	Unlicensed HMO	individual			**£1,600.25**	£6,401	4		1 May 2025
695 Lordship Lane N22 5JY (Amended 16 June 2025) [old rules] GOV.UK: LON/00AP/HMF/2021/0107	Unlicensed HMO	individual	£541.67		**£1,312.50**	£5,250	4		19 Mar 2025
16 Dawlish Road, London, N17 9HP [old rules] GOV.UK: LON/00AP/HMF/2024/0149	Unlicensed HMO	individual	£590	£6,940	**£3,470**	£3,470	1	50%	27 Jan 2025
(x2) Flat 20, Mansfield Heights, Great North Road, London, N2 0NY [old rules] GOV.UK: LON/00AP/HMF/2024/0175	Unlicensed HMO	individual	£700		**£4,268.25**	£8,536.50	2		16 Jan 2025
82 Perth Road, London, N22 5QP [old rules] GOV.UK: LON/00AP/HMF/2024/0150	Unlicensed HMO	individual	£1,850		**£2,466.67**	£7,400	3		17 Dec 2024
Old Moselle School Building, Moira Close, London. N17 6HZ [old rules] GOV.UK: LON/00AP/HMF/2021/0285	Unlicensed HMO	company Global 100 Ltd			**£2,960.12**	£17,760.75	6		23 Sep 2024
Ground Floor Flat 67 Rangemoor Road N15 4NA [old rules] GOV.UK: LON/00AP/HMF/2024/0045	Unlicensed house (selective licensing)	individual	£1,400	£9,800	**£1,470**	£2,940	2	30%	9 Sep 2024
160c Muswell Hill Rd London N10 3NG (2024-05-13) [old rules] GOV.UK: LON/00AP/HMF/2022/0102	Unlicensed HMO	company Jalay Enterprises Ltd	£1,980	£16,566	**£3,589.30**	£10,767.90	3	65%	13 May 2024
26B Imperial Road, London, N22 8DE [old rules] GOV.UK: LON/00AP/HMF/2022/0293	Unlicensed HMO	individual			**£2,896.72**	£8,690.16	3		12 Apr 2024
7 Crossfield Road, London N17 6AY [old rules] GOV.UK: LON/00AP/HMG/2022/0022	Unlicensed HMO	company General Accommodation Estates Limited			**£1,583.33**	£4,750	3		31 Jul 2023
(x2) Flat 201 and Flat 601, North Lodge, Lebus Street, London, N179FQ and [old rules] GOV.UK: LON/00AP/HMF/2022/0183	Unlicensed HMO	company			**£3,848.75**	£23,092.50	6		11 May 2023
714 Lordship Lane, London N22 5JN [old rules] GOV.UK: LON/00AP/HMF/2021/0299	Unlicensed HMO	individual			**£3,260**	£6,520	2		11 May 2023
61 Hermitage Road, London N4 1LU [old rules] GOV.UK: LON/00AP/HMF/2022/0115	Unlicensed HMO	company and individuals			**£2,656.57**	£10,626.28	4		28 Nov 2022
47 Sperling Road London N17 6UQ [old rules] GOV.UK: LON/00AP/HMF/2021/0239	Unlicensed house (selective licensing)	company and individuals	£628.33	£1,264.31	**£1,264.31**	£1,264.31	1	100%	12 May 2022
91 Willingdon Road, London N22 6SE & 0038 [old rules] GOV.UK: LON/00AP/HMG/2021/0037	Unlicensed HMO	individual			**£575.67**	£1,151.35	2		2 Mar 2022
(x2) 70 Wightman Road, London, N4 1RW 0090 [old rules] GOV.UK: LON/00AP/HMF/2021/0073	Unlicensed HMO	individual			**£7,210**	£14,420	2		26 Jan 2022
116 Warham Road, Haringey, London, N4 1AU [old rules] GOV.UK: LON/00AP/HMF/2021/0175	Unlicensed HMO	company Roxburgh Properties Ltd	£350	£4,109.67	**£3,700**	£3,700	1	90%	26 Jan 2022

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This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
160C Muswell Hill Road, London, N10 3NG [old rules] GOV.UK: LON/00AP/HMF/2021/0102	Unlicensed HMO	company Jalay Enterprises Limited			**£7,692.67**	£23,078	3		26 Oct 2021
19 Bury Road, N22 6HX [old rules] GOV.UK: LON/00AP/HMF/2021/0122	Unlicensed HMO	individual			**£4,928.17**	£19,712.69	4		2 Sep 2021
39 Victoria Crescent London N15 5LP [old rules] GOV.UK: LON/00AP/HMF/2021/0026	Unlicensed HMO	individual	£1,500	£18,000	**£4,800**	£14,400	3	80%	12 Jul 2021
81 Downhills Park Road, London, N17 6AS [old rules] GOV.UK: LON/00AP/HMF/2020/0223	Unlicensed HMO	individual	£2,426.66	£29,119.92	**£5,241.59**	£26,207.93	5	90%	25 Jun 2021
203 Downhills Way, London N17 6AH [old rules] GOV.UK: LON/00AP/HMF/2019/0075	Unlicensed HMO	individual	£1,900	£7,849.88	**£1,983.29**	£5,949.88	3	76%	23 Sep 2020

Showing the 30 most recent of 33. 3 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/area/haringey?x=1

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
48 Philip Lane, London, N15 4JE [old rules] GOV.UK: LON/00AP/HMF/2025/0803	Unlicensed HMO	company and individuals The Cosy Initiative Limited		Dismissed	5	13 Mar 2026
6a Sylvan Avenue, London, N22 5HX [old rules] GOV.UK: LON/00AP/HMF/2025/0823	Unlicensed house (selective licensing)	individual	£1,950	Dismissed	2	12 Mar 2026
166a Page Green Terrace, London N15 4NU [old rules] GOV.UK: LON/00AP/HMG/2025/0611	Unlicensed house (selective licensing)	individual	£1,250	Dismissed	2	28 Oct 2025
44 Gathorne Road, Wood Green, London N22 5ND [old rules] GOV.UK: LON/00AP/HMF/2024/0188	Unlicensed HMO	individual		Out of time or no jurisdiction	1	21 Jan 2025
North Lodge, Station Court and Emily Bowes Court, N17 [old rules] [figures not yet checked] GOV.UK: LON/00AP/HMF/2022/0191	Unlicensed HMO	company LDC (Ferry Lane 2) GP3 Limited		Order made	114	29 Nov 2024
5 Sylvan Avenue, Wood Green, London N22 5HX [old rules] GOV.UK: LON/00AP/HMJ/2024/0003	Unlicensed HMO	individual	£1,350	Struck out	2	10 Sep 2024
9 Waldeck Road, London N15 3EL [old rules] GOV.UK: LON/00AP/HMF/2024/0006	Harassment	company Roomfinders Club Ltd		Dismissed	2	5 Sep 2024
116 Edgecot Grove, London N15 5HH [old rules] GOV.UK: LON/00AP/HMB/2023/0002	Harassment	individual		Withdrawn	1	24 Jan 2024
215 Sirdar Road, London N22 6QU [old rules] GOV.UK: LON/00AP/HMF/2022/0280	Unlicensed HMO	individual	£1,900	Dismissed	1	3 Jan 2024
79 Hornsey Park Road, London N8 0JU [old rules] [figures not yet checked] GOV.UK: LON/00AP/HMG/2022/0021	Unlicensed HMO	individual	£2,400	Order made	6	20 Dec 2023

Showing the 10 most recent of 15. 5 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/area/haringey?x=1

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