

Rent repayment orders in Islington

Generated 17 Oct 2026. All decisions in Islington.

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

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What the tribunal ordered

37 decisions in this search (32 ended in a rent repayment order). In 30 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	94% (32 of 34)	86% (6 of 7)	96% (26 of 27)
Typical amount ordered, per applicant	£3,479 (n=30)	too few (n=4)	£3,849 (n=26)
Typical amount ordered, per decision	£8,100 (n=30, typically 2 applicants)	too few (n=4)	£9,117 (n=26, typically 3 applicants)
Typical share of the maximum the tribunal could award	70% (n=15)	too few (n=2)	70% (n=13)

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
65a Tufnell Park Road, Islington, N7 0PS [old rules] GOV.UK: LON/00AU/HMF/2026/0023	Unlicensed HMO	individual	£2,800	£23,145.44	£4,629.09	£13,887.27	3	60%	11 Sep 2026
29b Landseer Road, London, N19 4JU [old rules] GOV.UK: LON/00AU/HMF/2025/0716	Unlicensed HMO	company Palais Europe Ltd			£4,049.97	£8,099.94	2		21 Apr 2026
7 Willow Court, Eden Grove, London, N7 8EH [old rules] GOV.UK: LON/00AU/HMG/2025/0648	Unlicensed HMO	individual		£9,000	£8,100	£8,100	1	90%	16 Apr 2026
28 Lennox Road, London, N4 3JQ [old rules] GOV.UK: LON/00AU/HMJ/2025/0002	Unlicensed house (selective licensing)	individual	£1,450	£17,400	£1,740	£3,480	2	20%	26 Nov 2025
36 Corker Walk, London N7 7RH [old rules] GOV.UK: LON/00AU/HMF/2025/0669	Unlicensed HMO	individual		£21,450	£5,005	£15,015	3	70%	19 Sep 2025
Flat B 22 Landseer Road, London N19 4JZ [old rules] GOV.UK: LON/00AU/HMF/2024/0700	Unlicensed HMO	individual	£2,100	£17,620	£4,992.33	£14,977	3	85%	7 Aug 2025
18 Clerkenwell Close, London, EC1R 0AA [old rules] GOV.UK: LON/00AU/HMF/2024/0148	Unlicensed HMO	company Property Guardian Protection Ltd	£1,680	£7,580.58	£2,490.19	£4,980.38	2	66%	3 Jun 2025

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
Flat 1, 72 Highbury Park, London N5 2XE [old rules] GOV.UK: LON/00AU/HMF/2024/0095	Unlicensed HMO	company			£2,225	£2,225	1		19 May 2025
42A Petherton Road, London N5 2RG [old rules] GOV.UK: LON/00AU/HMF/2024/0249	Unlicensed HMO	individual			£1,295.45	£2,590.91	2		4 Mar 2025
Flat LG05, The Beaux Arts Building, 10-18 Manor Gardens, London, N7 6JT [old rules] GOV.UK: LON/00AU/HMJ/2024/0002	Unlicensed house (selective licensing)	company Holaw 479 Limited	£1,900		£2,235	£4,470	2		12 Nov 2024
83 Sussex Way, London, N7 6RU [old rules] GOV.UK: LON/00AU/HMF/2024/0059	Unlicensed HMO	individual		£7,441.61	£1,116	£5,580	5	75%	11 Nov 2024
Flat 1, 21 Hamilton Park, London, N5 1SH [old rules] GOV.UK: LON/00AU/HMF/2024/0055	Unlicensed HMO	company and individuals RARS Properties Limited		£11,568.22	£1,879.84	£7,519.34	4	65%	4 Nov 2024
1a Charteris Road, London N4 3AA [old rules] GOV.UK: LON/00AU/HMG/2024/0014	Unlicensed house (selective licensing)	individual	£1,600		£7,500	£7,500	1		19 Sep 2024
Flat 164 Peregrine House Hall Street London EC1V 7PT [old rules] GOV.UK: LON/00AU/HMF/2023/0273	Unlicensed HMO	individual	£3,250		£3,647.21	£10,941.63	3		8 May 2024
Flat 14 Farriers House, Errol Street, London EC1Y 8T [old rules] GOV.UK: LON/00AU/HMF/2022/0199	Unlicensed HMO	individual			£4,800.69	£14,402.06	3		7 May 2024
Flat 12 Prichard Court Georges Road N7 8HZ [old rules] GOV.UK: LON/00AU/HMF/2023/0020	Unlicensed HMO	individual			£7,046.50	£14,093	2		15 Mar 2024
12 Prichard Court, Georges Road, London, N7 8HZ and [old rules] GOV.UK: LON/00AU/HMF/2023/0157	Unlicensed HMO	individual			£7,046.50	£14,093	2		15 Mar 2024
11 Southcote Road, London N19 5BJ [old rules] GOV.UK: LON/00AU/HMG/2023/0025	Unlicensed HMO	individual	£1,950	£19,490.22	£3,248.37	£9,745.10	3	50%	11 Jan 2024
Flat 1 and Flat 2, 161 Hornsey Road, London N7 6DU [old rules] GOV.UK: LON/00AU/HMF/2022/0288	Unlicensed HMO	individual	£1,650	£14,850	£3,311.27	£9,933.80	3	67%	3 Aug 2023
28 Thornhill Bridge Wharf Caledonian Road, N1 0RU [old rules] GOV.UK: LON/00AU/HMF/2022/0278	Unlicensed HMO	company Equinox Re Ltd			£1,705	£3,410	2		5 Jul 2023
Flat 8, 29-31Dingley Place EC1V 8BR [old rules] GOV.UK: LON/00AU/HMF/2022/0257	Unlicensed HMO	company			£10,201.33	£30,604	3		22 May 2023
29C Courtenay Road, London N7 7BQ [old rules] GOV.UK: LON/00AU/HMF/2022/0214	Unlicensed HMO	individual	£2,383.33	£28,599.96	£6,673.32	£20,019.97	3	70%	11 May 2023
Flat 1 & Flat 6, 36 Upper Street , London, N1 0PN [old rules] GOV.UK: LON/00AU/HMF/2022/0229	Unlicensed HMO	company	£1,300		£10,400	£20,800	2		28 Apr 2023
Flat 1, 125 Packington Street, London, N1 7EA [old rules] GOV.UK: LON/00AU/HMF/2022/0198	Unlicensed HMO	company and individuals	£3,045	£23,466.11	£5,866.53	£17,599.58	3	75%	18 Apr 2023
51 Arundel Grove, London N16 8LX [old rules] GOV.UK: LON/00AU/HMF/2022/0132	Unlicensed HMO	individual		£10,611	£2,829.60	£8,488.80	3	80%	8 Dec 2022

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
Flat 121, Kerridge Court, Balls Pond Road, London, N1 4AN [old rules] GOV.UK: LON/00AU/HMF/2022/0046	Unlicensed HMO	individual			£2,683.33	£8,050	3		25 Nov 2022
17a Birnam Road, London N4 3LJ [old rules] GOV.UK: LON/00AU/HMF/2021/0291	Unlicensed HMO	individual	£1,850		£2,568.75	£5,137.50	2		12 May 2022
Flat 4, 9 Rheidol Terrace, London, N1 8NT [old rules] GOV.UK: LON/00AU/HMF/2021/0244	Unlicensed HMO	individual		£7,725	£2,060	£6,180	3	80%	5 May 2022
5 Tompion House, London, EC1V 0HU [old rules] GOV.UK: LON/00AU/HMF/2021/0166	Unlicensed HMO	company Smart Rooms Limited	£714	£1,183.40	£946.72	£946.72	1	80%	7 Feb 2022
15 North Road, London N7 9EY [old rules] GOV.UK: LON/00AU/HMF/2019/0071	Unlicensed HMO	company and individuals Smart Rent Limited	£600		£6,600	£6,600	1		26 Jun 2020

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
122 Widdenham Road, London N7 9SQ [old rules] GOV.UK: LON/00AU/HMF/2025/0753	Unlicensed HMO	individual	£2,950	Other ruling	3	18 Feb 2026
68 Hatchard Road, London, N19 4NQ [old rules] GOV.UK: LON/00AU/HMB/2019/0006	Harassment	individual	£1,343.33	Dismissed	2	21 Mar 2024
2 Preachers Court, The Charterhouse, 15 Charterhouse Square, London EC1M 6AU [old rules] GOV.UK: LON/00AU/HMF/2020/0245	Unlicensed HMO	individual		Other ruling	1	21 Sep 2022
Flat 4, 118 Fairbridge Road London N19 3HU [old rules] GOV.UK: LON/00AU/HTC/2022/0004	Other	company and individuals	£899.99	Other ruling	1	18 Jul 2022
25 Remington Street, London, N1 8DH [old rules] [figures not yet checked] GOV.UK: LON/00AU/HMF/2021/0204	Unlicensed HMO	company		Order made	3	17 Feb 2022
45 Selden Walk, London, N7 7RL [old rules] [figures not yet checked] GOV.UK: LON/00AU/HMF/2021/0131	Unlicensed HMO	individual		Order made	4	27 Apr 2021
Flat 6, 435 Holloway Road, London N7 6LJ [old rules] GOV.UK: LON/00AU/HMF/2020/0089	Unlicensed HMO	company Highlands Investments Ltd	£2,643.33	Dismissed	2	3 Feb 2021