

Rent repayment orders in Tower Hamlets

Generated 17 Oct 2026. All decisions in Tower Hamlets.

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

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What the tribunal ordered

115 decisions in this search (94 ended in a rent repayment order). In 84 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	85% (94 of 110)	92% (45 of 49)	80% (49 of 61)
Typical amount ordered, per applicant	£4,680 (n=83)	£4,675 (n=42)	£4,680 (n=41)
Typical amount ordered, per decision	£8,482 (n=84, typically 2 applicants)	£8,146 (n=43, typically 2 applicants)	£8,964 (n=41, typically 3 applicants)
Typical share of the maximum the tribunal could award	80% (n=38)	90% (n=23)	80% (n=15)

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
Flat 12 Trevelyan House, Morpeth Street, London E2 0PY [period not stated] GOV.UK: LON/00BG/HMF/2026/0022	Unlicensed HMO	individual			£7,023.27	£28,093.10	4		24 Aug 2026
Flat 66 Settlers Court, 17 Newport Avenue, London, E14 2DG [old rules] GOV.UK: LON/00BG/HMF/2025/0852	Unlicensed HMO	individual	£750	£4,459.10	£3,000	£3,000	1	67%	8 Jun 2026
118 Broomfield Street, Poplar, Tower Hamlets, E14 6BQ [old rules] GOV.UK: LON/00BG/HMF/2025/0732	Unlicensed HMO	individual	£2,550	£30,600	£8,160	£24,480	3	80%	7 May 2026
Flat 5 Paris House, London, E2 6QT [old rules] GOV.UK: LON/00BG/HMF/2025/0727	Unlicensed HMO	company Mio Real Estate Ltd			£1,288.42	£6,442.10	5		6 Mar 2026
2 Printers Mews, London E3 5NZ [old rules] GOV.UK: LON/00BG/HMF/2025/0644	Unlicensed HMO	individual			£7,305.60	£14,611.20	2		2 Feb 2026
(x3) 123 Mellish Street, London, E14 8PJ . [old rules] GOV.UK: LON/00BG/HMF/2025/0603	Unlicensed HMO	individual			£2,033.25	£6,099.75	3		26 Jan 2026
Apartment 733, 2 Baltimore Wharf, London, E14 9EQ [old rules] GOV.UK: LON/00BG/HMF/2025/0677	Unlicensed HMO	individual			£5,158.82	£15,476.47	3		16 Sep 2025

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
Flat 8 Thornaby House, Canrobert Street, London, E2 0BE [old rules] GOV.UK: LON/00BG/HMF/2025/0603	Unlicensed HMO	individual			£2,158.76	£8,635.06	4		3 Sep 2025
8 McDougall House, Turin Street, London, E2 6BE [old rules] GOV.UK: LON/00BG/HMF/2024/0631	Unlicensed HMO	individual	£2,600		£7,206.67	£21,620	3		27 Aug 2025
15 St Anthonys Close, London, E1W 1LT [old rules] GOV.UK: LON/00BG/HMF/2024/0608	Unlicensed HMO	individual	£680	£7,557.68	£5,405.76	£5,405.76	1	72%	12 Jun 2025
(x3) Flat 15 Hudson Court, 3 Maritime Quay E14 3QH [old rules] GOV.UK: LON/00BG/HMF/2024/0606	Unlicensed HMO	company Expedius Properties Limited			£3,870	£15,480	4		2 Jun 2025
Flat 2 Speakman House, Gibraltar Walk, London, E2 7EW [old rules] GOV.UK: LON/00BG/HMG/2024/0032	Unlicensed house (selective licensing)	company and individuals Kenneth Lloyds Limited		£6,345	£4,124	£4,124	1	65%	6 Mar 2025
Flat 27, Ajax House, Old Bethnal Green Road, London, E2 6QY [old rules] GOV.UK: LON/00BG/HMF/2024/0177	Unlicensed HMO	company and individuals	£2,300	£23,427.22	£3,123.63	£9,370.89	3	40%	6 Jan 2025
Flat 32 Sugar House, 99 Leman Street, London E1 8GH [old rules] GOV.UK: LON/00BG/HMG/2023/0006	Unlicensed house (selective licensing)	individual	£1,330		£5,004.10	£5,004.10	1		22 Oct 2024
Flat 8 Vibeca Apartments, 7 Chicksand Street, London E1 5LD [old rules] GOV.UK: LON/00BG/HMF/2024/0127	Unlicensed house (selective licensing)	company		£7,600	£6,800	£6,800	1	90%	16 Oct 2024
Flat 23 Belgrave Court, 36 Westferry Circus, Canary Warf, London E14 9RJ [old rules] GOV.UK: LON/00BG/HMF/2023/0310	Unlicensed HMO	company and individuals Kush Homes Ltd			£1,792.86	£8,964.28	5		27 Sep 2024
50 Grimsby Street, London E2 6ES [old rules] GOV.UK: LON/00BG/HMG/2024/0019	Unlicensed house (selective licensing)	individual	£3,300	£39,600	£6,435	£25,740	4	65%	29 Aug 2024
Flat 28 Osborn Street, London E1 6TD [old rules] GOV.UK: LON/00BG/HMF/2023/0224	Unlicensed HMO	company and individuals Cherry Deals Limited			£8,415	£8,415	1		12 Aug 2024
60 Buxton Street, London E1. 5AT [old rules] GOV.UK: LON/00BG/HMF/2023/0215	Unlicensed house (selective licensing)	individual	£2,050		£8,610	£17,220	2		28 Jun 2024
13 Wynan Road, London, E14 3AF [old rules] GOV.UK: LON/00BG/HMF/2023/0274	Unlicensed HMO	individual	£2,850	£30,737	£5,378.75	£21,515	4	70%	17 Jun 2024
Flat 118 Skyline Plaza Building, 80 Commercial Road London E1 1NZ [old rules] GOV.UK: LON/00BG/HMF/2022/0034	Unlicensed house (selective licensing)	individual	£1,300		£2,730	£5,460	2		20 Mar 2024
5 Element Court, 11 Chance Street, London, E2 7JB [old rules] GOV.UK: LON/00BG/HMF/2023/0154	Unlicensed house (selective licensing)	individual			£4	£4	1		12 Jan 2024
9b Sandys Row, London, E1 7HW [old rules] GOV.UK: LON/00BG/HMG/2023/0019	Unlicensed house (selective licensing)	individual			£5,760	£11,520	2		20 Dec 2023
124 Gosset Street, London E2 6NT [old rules] GOV.UK: LON/00BG/HMF/2023/0016	Unlicensed house (selective licensing)	company CL Wapping Estate Limited	£2,300		£5,290	£21,160	4		20 Dec 2023

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
57 Globe Road, London E1 4DY [old rules] GOV.UK: LON/00BG/HMF/2023/0077	Unlicensed HMO	individual			£3,030	£12,120	4		29 Nov 2023
Flat 6, 26-32 Bacon Street, London E2 6DY [old rules] GOV.UK: LON/00BG/HMF/2023/0046	Unlicensed house (selective licensing)	company Rosemede Homes Ltd		£12,177.50	£4,871	£9,742	2	80%	13 Nov 2023
93-95 Commercial Road, London E1 1RD [old rules] GOV.UK: LON/00BG/HMF/2023/0118	Unlicensed house (selective licensing)	company MPL Estates Ltd	£1,650		£6,100	£18,300	3		30 Oct 2023
1A Haverfield Rd London E3 5BH [old rules] GOV.UK: LON/00BG/HMF/2023/0103	Unlicensed HMO	individual			£6,875	£27,500	4		25 Sep 2023
4 Florin Court, 8 Dock Street, London E1 8JR [old rules] GOV.UK: LON/00BG/HMF/2023/0008	Unlicensed HMO	company	£1,200		£2,860	£2,860	1		30 Aug 2023
Flat 47, Bernard Baron House, 71 Henriques Street, London E1 1LZ [old rules] GOV.UK: LON/00BG/HMF/2023/0059	Unlicensed house (selective licensing)	individual	£1,300	£10,400	£4,150	£8,300	2	80%	21 Aug 2023

Showing the 30 most recent of 84. 54 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/area/tower-hamlets?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
19 Alderney Road, London E1 4EG [old rules] GOV.UK: LON/00BG/HMF/2025/0807	Unlicensed HMO	company VHGK Limited	£5,000	Other ruling	6	10 Jul 2026
(x3) 1 Driffeld Road, London, E3 5NE (1), (2), (3). [period not stated] [figures not yet checked] GOV.UK: LON/00BG/HMF/2024/0704	Unlicensed HMO	individual		Order made	3	22 Jun 2026
Room 3, 197A, East India Dock Road, E14 0ED [period not stated] GOV.UK: LON/00BG/HMB/2025/0019	Harassment	individual	£850	Dismissed	1	11 May 2026
12 Padstow House, Three Colt Street, London E14 8AH [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2025/0833	Unlicensed HMO	individual		Order made	4	24 Mar 2026
12 Doric House, Mace Street, London E2 0RE [old rules] GOV.UK: LON/00BG/HMF/2025/0747	Unlicensed HMO	individual	£2,560	Dismissed	3	21 Jan 2026
(x3) 12 Arden Crescent, London, E14 9WA [old rules] [figures not yet checked] GOV.UK: LON/00BK/HMF/2023/0196	Unlicensed HMO	individual		Order made	3	23 Sep 2025
(x3) 43 Parnell Road, London, E3 2RS [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2024/0677	Unlicensed HMO	company and individuals		Order made	3	18 Aug 2025
80 Midship Point, The Quaterdeck, London, E14 8SP . [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2025/0634	Unlicensed HMO	individual		Order made	1	31 Jul 2025
Flat 3 Ladyfern House, Gale Street, London E3 3RQ [old rules] GOV.UK: LON/00BG/HMF/2024/0001	Violence for securing entry	individual		Dismissed	1	9 May 2025
42 Mansford Street, London E2 7AJ [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2024/0167	Unlicensed HMO	individual		Order made	3	22 Apr 2025

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