

Rent repayment orders in Waltham Forest

Generated 17 Oct 2026. All decisions in Waltham Forest.

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

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What the tribunal ordered

53 decisions in this search (39 ended in a rent repayment order). In 35 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	81% (39 of 48)	81% (17 of 21)	81% (22 of 27)
Typical amount ordered, per applicant	£3,853 (n=35)	£4,866 (n=17)	£2,840 (n=18)
Typical amount ordered, per decision	£5,497 (n=35, typically 2 applicants)	£5,497 (n=17, typically 2 applicants)	£6,153 (n=18, typically 2 applicants)
Typical share of the maximum the tribunal could award	75% (n=20)	78% (n=6)	70% (n=14)

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
14a Osborne Road, London, E10 5QW [old rules] GOV.UK: LON/00BH/HMF/2025/0822	Unlicensed house (selective licensing)	individual		£7,500	£1,875	£1,875	1	25%	29 Apr 2026
(x3) 35 Rodney Place, London, E17 5NN . [old rules] GOV.UK: LON/00BH/HMF/2025/0736	Unlicensed HMO	company and individuals			£3,587.87	£10,763.62	3		22 Apr 2026
Flat 3 High Stone Apartments, 509 High Road, Leytonstone, E11 4ZG [old rules] GOV.UK: LON/00BH/HMF/2025/0629	Unlicensed HMO	company Gopalakrisnan Properties Limited	£1,970	£16,440	£6,165	£12,330	2	75%	15 Jan 2026
69 Kitchener Road, London, E17 4LJ [old rules] GOV.UK: LON/00BH/HMF/2025/0784	Unlicensed house (selective licensing)	individual	£1,200	£14,400	£3,120	£9,360	3	65%	22 Dec 2025
15 Dyson Road, London, E11 1NA [old rules] GOV.UK: LON/00BH/HMF/2025/0616	Unlicensed house (selective licensing)	company DNA-RDA Limited	£1,996.08	£23,953	£1,796.47	£7,185.90	4	30%	4 Nov 2025
1 Belvedere Road, London, E10 7NW [old rules] GOV.UK: LON/00BH/HMF/2025/0712	Unlicensed HMO	company Filey Properties Limited		£6,422.37	£3,853.42	£3,853.42	1	60%	30 Oct 2025

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applications	Share	Decided
Flat 2, 49a Salisbury Hall Road, London, E4 8SA [old rules] GOV.UK: LON/00BH/HMF/2024/0616	Unlicensed house (selective licensing)	company and individuals N Smart Solutions Limited	£1,350		£8,907.88	£8,907.88	1		29 Oct 2025
81 Church Lane, Walthamstow, London, E17 9RN [old rules] GOV.UK: LON/00BH/HMG/2025/0605	Unlicensed house (selective licensing)	individual		£6,400	£2,560	£5,120	2	80%	1 Aug 2025
50 Lancaster Road, Waltham Forest, London, E17 6AJ [old rules] GOV.UK: LON/00BH/HMF/2024/0601	Unlicensed HMO	individual		£11,960	£10,166	£10,166	1	85%	10 Mar 2025
115 Sturge Avenue, E17 4LF [old rules] GOV.UK: LON/00BH/HMG/2024/0040	Unlicensed house (selective licensing)	individual	£1,400	£16,850	£2,527.50	£5,055	2	30%	23 Dec 2024
596A High Road Leytonstone, London, E11 3DA [old rules] GOV.UK: LON/00BH/HMG/2024/0023	Unlicensed house (selective licensing)	individual	£1,050	£11,362.84	£8,522.13	£8,522.13	1	75%	17 Oct 2024
32 Woodberry Way, London, E4 7DX [old rules] GOV.UK: LON/00BH/HMG/2023/0021	Unlicensed house (selective licensing)	individual	£1,000	£8,642.86	£1,728.50	£3,457	2	40%	7 Nov 2023
(x2) 14 Forest Drive East, London E11 1JY [old rules] GOV.UK: LON/00BH/HMF/2023/0125	Unlicensed HMO	individual			£4,254.87	£8,509.74	2		17 Oct 2023
71a Poppleton Road, London, E11 1LS [old rules] GOV.UK: LON/00BH/HMF/2022/0159	Unlicensed house (selective licensing)	individual		£1,180	£885	£885	1	75%	16 Oct 2023
Flat A, 90 Vansittart Road, London E7 0AA [old rules] GOV.UK: LON/00BH/HMF/2022/0204	Unlicensed house (selective licensing)	individual		£8,000	£2,000	£2,000	1	25%	14 Jul 2023
16 Normanshire Drive, London E4 9HF [old rules] GOV.UK: LON/00BH/HMG/2023/0003	Unlicensed house (selective licensing)	company and individuals	£1,300	£15,600	£6,240	£12,480	2	80%	12 Jul 2023
First Floor Flat 9a Carr Rd E17 5ER [old rules] GOV.UK: LON/00BH/HMC/2022/0004	Improvement notice not complied with	individual	£1,450		£837	£1,674	2		10 Feb 2023
20 Station Road, London E17 8AA [old rules] GOV.UK: LON/00BH/HMG/2022/0007	Unlicensed house (selective licensing)	company and individuals DC Associated Management Ltd		£4,356	£2,178	£4,356	2	100%	9 Nov 2022
288 Murchison Road, London E10 6LU [old rules] GOV.UK: LON/00BH/HMG/2021/0024	Unlicensed house (selective licensing)	individual		£3,008	£2,100	£2,100	1	70%	20 Jul 2022
178 Langthorne Road, London, E11 4HS [old rules] GOV.UK: LON/00BH/HMB/2021/0016	Harassment	individual			£5,894.47	£11,788.94	2		7 Jul 2022
83 Coopers Lane London E10 5DG [old rules] GOV.UK: LON/00BH/HMG/2022/0001	Unlicensed house (selective licensing)	individual	£1,500	£9,750	£4,875	£9,750	2	100%	13 Jun 2022
124 Pretoria Avenue, Walthamstow, London E17 6JX [old rules] GOV.UK: LON/00BH/HMG/2021/0036	Unlicensed house (selective licensing)	individual			£4,930	£9,860	2		20 May 2022
55 Brookdale Road, London E17 6QH [old rules] GOV.UK: LON/00BH/HMG/2021/0040	Unlicensed HMO	individual			£6,053.22	£18,159.67	3		20 May 2022
135 Hainault Road, London, E11 1DT [old rules] GOV.UK: LON/00BH/HMF/2021/0143	Unlicensed HMO	individual	£491.67		£5,025	£5,025	1		20 Apr 2022

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
36 Morieux Road, London, E10 7LL [old rules] GOV.UK: LON/00BH/HMG/2021/0027	Unlicensed HMO	individual	£1,250	£9,702.23	£3,638.34	£7,276.67	2	75%	8 Mar 2022
71A Greenleaf Road, London, E17 6QW [old rules] GOV.UK: LON/00BH/HMF/2021/0170	Unlicensed house (selective licensing)	individual	£900	£10,800	£5,400	£5,400	1	50%	4 Feb 2022
83 Skeltons Lane, London E10 5BS [old rules] GOV.UK: LON/00BH/HMF/2021/0140	Unlicensed HMO	individual	£2,000		£266.67	£800	3		6 Dec 2021
3 Aylmer Road, London E11 3AD [old rules] GOV.UK: LON/00BH/HMF/2021/0135	Unlicensed house (selective licensing)	individual		£5,350.72	£4,280.57	£4,280.57	1	80%	15 Nov 2021
19 Edinburgh Road, London E17 7QA [old rules] GOV.UK: LON/00BH/HMK/2020/0020	Unlicensed house (selective licensing)	individual	£600		£4,500	£4,500	1		15 Mar 2021
Flat 5, 227A Hoe Street, London E17 9PP [old rules] GOV.UK: LON/00BH/HMK/2020/0024	Unlicensed house (selective licensing)	individual	£800	£8,200	£8,200	£8,200	1	100%	1 Feb 2021

Showing the 30 most recent of 35. 5 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/area/waltham-forest?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
263 Boundary Road, London, E17 8NE [old rules] GOV.UK: LON/00BH/HMF/2024/0621	Unlicensed HMO	individual	£2,100	Dismissed	1	2 Feb 2026
Flat 24, Bridge Court, Lea Bridge Road, London E10 7JS [old rules] GOV.UK: LON/00BH/HMG/2025/0625	Unlicensed house (selective licensing)	individual		Dismissed	2	14 Oct 2025
100 & 100A Turner Road, London E17 3JQ [old rules] GOV.UK: LON/00BH/HNA/2025/0625	Other	individual		Other ruling	1	18 Jun 2025
92 Millfield Avenue, London, E17 5HL [old rules] GOV.UK: LON/00BH/HMF/2024/0612	Unlicensed HMO	individual		Dismissed	1	14 Apr 2025
6 Poplars Road, London, E17 9AT [old rules] [figures not yet checked] GOV.UK: LON/00BH/HMF/2024/0609	Unlicensed HMO	individual		Order made	4	3 Apr 2025
Aston Grange Care Home 418-512 Forest Road London E17 4NZ [old rules] [figures not yet checked] GOV.UK: LON/00BH/HMF/2021/0214	Unlicensed HMO	company Acer Investments Ltd		Order made	27	11 Jun 2024
Aston Grange Care Home 418-512 Forest Road London E17 4NZ [old rules] [figures not yet checked] GOV.UK: LON/00BH/HMF/2021/0211	Unlicensed HMO	company Acer Investments Ltd		Order made	27	11 Jun 2024
17 Balmoral Road, London, E10 5ND [old rules] GOV.UK: LON/00BH/HMF/2023/0313	Unlicensed HMO	individual		Out of time or no jurisdiction	1	8 Apr 2024
1 Janson Road, London, E15 1TG [old rules] GOV.UK: LON/00BN/HNA/2023/0046	Unlicensed HMO	company		Other ruling	4	15 Jan 2024
23 Tavistock Avenue, London, E17 6HP [old rules] [figures not yet checked] GOV.UK: LON/00BH/HMF/2023/0034	Unlicensed HMO	company and individuals		Order made	3	20 Sep 2023

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