Rent repayment orders in Watford

Generated 18 Oct 2026. All decisions in Watford.

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

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: hello@rentrisecheck.uk. The figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). Individual landlords are never named here; companies are. GOV.UK guidance and form RRO1: https://www.gov.uk/guidance/rent-repayment-orders-guidance-for-tenants

What the tribunal ordered

3 decisions in this search (2 ended in a rent repayment order). In 2 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	too few (2 of 3)	–	too few (2 of 3)
Typical amount ordered, per applicant	too few (n=2)	–	too few (n=2)
Typical amount ordered, per decision	too few (n=2)	–	too few (n=2)
Typical share of the maximum the tribunal could award	too few (n=2)	–	too few (n=2)

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 2 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
49 Kings Avenue, Watford, WD18 7SB [old rules] GOV.UK: CAM/26UK/HMC/2024/0001	Improvement notice not complied with	individual		£3,000	**£3,000**	£3,000	1	100%	28 Apr 2025
15 Canterbury Road, Watford WD17 1QT [old rules] GOV.UK: CAM/26UK/HMG/2023/0001	Unlicensed HMO	individual		£23,659.02	**£4,226.35**	£16,905.38	4	72%	16 Aug 2023

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
236A St Albans Road, Watford, WD24 4AU [old rules] GOV.UK: CAM/26UK/HNF/2022/0024	Unlicensed HMO	individual		Struck out	1	25 Apr 2023