Rent repayment orders near CV31 3AY

Generated 18 Oct 2026. Decisions within 10 km of CV31 3AY. The search starts at 2 km and widens (5 km, 10 km, then the local authority) until at least 10 decisions have a checked amount.

Online version, with every decision: https://rentrisecheck.uk/rro/search?postcode=CV31+3AY

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What the tribunal ordered

11 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	18% (2 of 11)	–	18% (2 of 11)
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=1)	–	too few (n=1)

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	km
18 Willes Terrace, Leamington Spa, CV31 1DL [old rules] GOV.UK: BIR/44UF/HMK/2023/0006	Unlicensed HMO	individual			**£1,810.43**	£1,810.43	1		7 Oct 2024	1.2
5 St George's Road, Leamington Spa, CV31 3AY [old rules] GOV.UK: BIR/44UF/HMK/2023/0011	Unlicensed HMO	individual	£2,200	£3,318.21	**£1,493.19**	£1,493.19	1	45%	9 May 2024	0.0

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	km
6 & 7 Market Corner, Tachbrook Street, Leamington Spa, CV31 3BH [old rules] GOV.UK: BIR/44UF/HMF/2022/0038	Unlicensed HMO	individual		Dismissed	9	17 Feb 2023	0.2
6 & 7 Market Corner, Tachbrook Street, Leamington Spa, CV31 3BH [old rules] GOV.UK: BIR/44UF/HMF/2022/0037	Unlicensed HMO	individual		Dismissed	9	17 Feb 2023	0.2
6 & 7 Market Corner, Tachbrook Street, Leamington Spa, CV31 3BH [old rules] GOV.UK: BIR/44UF/HMF/2022/0036	Unlicensed HMO	individual		Dismissed	9	17 Feb 2023	0.2

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
6 & 7 Market Corner, Tachbrook Street, Leamington Spa, CV31 3BH [old rules] GOV.UK: BIR/44UF/HMF/2022/0035	Unlicensed HMO	individual		Dismissed	9	17 Feb 2023	0.2
6 & 7 Market Corner, Tachbrook Street, Leamington Spa, CV31 3BH [old rules] GOV.UK: BIR/44UF/HMF/2022/0034	Unlicensed HMO	company and individuals		Dismissed	9	17 Feb 2023	0.2
6 & 7 Market Corner, Tachbrook Street, Leamington Spa, CV31 3BH [old rules] GOV.UK: BIR/44UF/HMF/2022/0033	Unlicensed HMO	individual		Dismissed	9	17 Feb 2023	0.2
6 & 7 Market Corner, Tachbrook Street, Leamington Spa, CV31 3BH [old rules] GOV.UK: BIR/44UF/HMF/2022/0032	Unlicensed HMO	individual		Dismissed	9	17 Feb 2023	0.2
6 & 7 Market Corner, Tachbrook Street, Leamington Spa, CV31 3BH [old rules] GOV.UK: BIR/44UF/HMF/2022/0031	Unlicensed HMO	individual		Dismissed	9	17 Feb 2023	0.2
6 & 7 Market Corner, Tachbrook Street, Leamington Spa, CV31 3BH [old rules] GOV.UK: BIR/44UF/HMF/2022/0029	Unlicensed HMO	company and individuals		Dismissed	9	17 Feb 2023	0.2

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.
This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.