Rent repayment orders near DY1 4RF

Generated 18 Oct 2026. Decisions within 10 km of DY1 4RF. 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=DY1+4RF

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What the tribunal ordered

10 decisions in this search (6 ended in a rent repayment order). In 6 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	60% (6 of 10)	too few (1 of 3)	71% (5 of 7)
Typical amount ordered, per applicant	£2,874 (n=6)	too few (n=1)	£3,018 (n=5)
Typical amount ordered, per decision	£3,095 (n=6, typically 1 applicant)	too few (n=1)	£3,460 (n=5, typically 1 applicant)
Typical share of the maximum the tribunal could award	too few (n=3)	too few (n=1)	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 6 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
Flat 5B, 42 York Road, Edgbaston, B16 9JB [old rules] GOV.UK: BIR/00CN/HMJ/2025/0001	Unlicensed house (selective licensing)	individual	£1,200		**£3,017.61**	£6,035.21	2		9 Jul 2025	9.4
Basement Flat 59 Soho Road Birmingham B21 9SP [old rules] GOV.UK: BIR/00CN/HMK/2024/0032	Unlicensed house (selective licensing)	individual	£650	£7,800	**£2,730**	£2,730	1	35%	30 May 2025	9.3
17 Highfield Road, Rowley Regis, West Midlands, B65 0BU [old rules] GOV.UK: BIR/00CS/HMK/2024/0037	Illegal eviction	individual	£700	£1,204.56	**£1,144.33**	£1,144.33	1	95%	7 May 2025	4.5
Flat 3 61 Sandon Road Birmingham B17 8DT [old rules] GOV.UK: BIR/00CN/HMK/2024/0025	Unlicensed house (selective licensing)	individual			**£3,459.99**	£3,459.99	1		24 Jan 2025	8.0
6 Castle Road, Dudley, West Midlands, DY4 8EA [old rules] GOV.UK: BIR/00CS/HMF/2022/0008	Unlicensed HMO	individual	£525		**£4,067.25**	£4,067.25	1		18 Nov 2022	1.7
98 Cranford Street, Smethwick B66 2RT [old rules] GOV.UK: BIR/00CS/HMK/2019/0032	Unlicensed HMO	individual		£3,059.05	**£2,569.60**	£2,569.60	1	84%	28 Oct 2019	7.8

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
19 Grange Road, Dudley, DY1 2AJ [old rules] GOV.UK: BIR/00CR/HSH/2025/0019	Harassment	individual	£599	Dismissed	1	10 Aug 2026	2.2
3, Highbury Road, Oldfield, Birmingham. B68 8QF [old rules] GOV.UK: BIR/00CS/HMK/2023/0027	Illegal eviction	individual	£750	Dismissed	1	20 Aug 2024	4.7
80 Birmingham Road, Dudley DY1 4RF [old rules] GOV.UK: BIR/00CR/HMK/2019/0078	Unlicensed HMO	company Hulhomes Property Investments Ltd		Dismissed	2	12 Dec 2019	0.0
80 Birmingham Road, Dudley DY1 4RF [old rules] GOV.UK: BIR/00CR/HMK/2019/0054	Unlicensed HMO	company Hulhomes Property Investments Ltd		Dismissed	2	12 Dec 2019	0.0

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.