

# Rent repayment orders near E1 2JP

Generated 18 Oct 2026. Decisions within 2 km of E1 2JP. 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=E1+2JP>

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## What the tribunal ordered

75 decisions in this search (63 ended in a rent repayment order). In 59 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                       | 89% (63 of 71)                        | 88% (29 of 33)                        | 89% (34 of 38)                        |
| Typical amount ordered, per applicant                 | £4,817 (n=58)                         | £5,219 (n=26)                         | £4,415 (n=32)                         |
| Typical amount ordered, per decision                  | £8,300 (n=59, typically 2 applicants) | £7,982 (n=27, typically 2 applicants) | £8,358 (n=32, typically 2 applicants) |
| Typical share of the maximum the tribunal could award | 80% (n=29)                            | 90% (n=14)                            | 72% (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     | km  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------|----------|-----------|---------------|----------------|------------|-------|-------------|-----|
| Flat 12 Trevelyan House, Morpeth Street, London E2 0PY [period not stated]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BG/HMF/2026/0022">LON/00BG/HMF/2026/0022</a> | Unlicensed HMO | individual                     |          |           | £7,023.27     | £28,093.10     | 4          |       | 24 Aug 2026 | 1.7 |
| Flat 5 Paris House, London, E2 6QT [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BG/HMF/2025/0727">LON/00BG/HMF/2025/0727</a>                             | Unlicensed HMO | company<br>Mio Real Estate Ltd |          |           | £1,288.42     | £6,442.10      | 5          |       | 6 Mar 2026  | 1.8 |
| Flat 8 Thornaby House, Canrobert Street, London, E2 0BE [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BG/HMF/2025/0603">LON/00BG/HMF/2025/0603</a>        | Unlicensed HMO | individual                     |          |           | £2,158.76     | £8,635.06      | 4          |       | 3 Sep 2025  | 1.5 |
| 8 McDougall House, Turin Street, London, E2 6BE [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BG/HMF/2024/0631">LON/00BG/HMF/2024/0631</a>                | Unlicensed HMO | individual                     | £2,600   |           | £7,206.67     | £21,620        | 3          |       | 27 Aug 2025 | 1.5 |
| 33 Millpond Estate, West Lane, London SE16 4LZ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BE/HMF/2024/0246">LON/00BE/HMF/2024/0246</a>                 | Unlicensed HMO | individual                     |          | £21,150   | £3,525        | £10,575        | 3          | 50%   | 17 Jun 2025 | 1.6 |
| 15 St Anthonyms Close, London, E1W 1LT [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BG/HMF/2024/0608">LON/00BG/HMF/2024/0608</a>                         | Unlicensed HMO | individual                     | £680     | £7,557.68 | £5,405.76     | £5,405.76      | 1          | 72%   | 12 Jun 2025 | 1.0 |

| Address, and case ref linked to GOV.UK                                                                                          | Offence                                | Landlord                                          | Rent pcm | Maximum    | Per applicant    | Ordered, total | Applicants | Share | Decided     | km  |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------|----------|------------|------------------|----------------|------------|-------|-------------|-----|
| Flat 2 Speakman House, Gibraltar Walk, London, E2 7EW [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMG/2024/0032</a>             | Unlicensed house (selective licensing) | company and individuals<br>Kenneth Lloyds Limited |          | £6,345     | <b>£4,124</b>    | £4,124         | 1          | 65%   | 6 Mar 2025  | 1.5 |
| Flat 27, Ajax House, Old Bethnal Green Road, London, E2 6QY [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2024/0177</a>       | Unlicensed HMO                         | company and individuals                           | £2,300   | £23,427.22 | <b>£3,123.63</b> | £9,370.89      | 3          | 40%   | 6 Jan 2025  | 1.8 |
| Flat 32 Sugar House, 99 Leman Street, London E1 8GH [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMG/2023/0006</a>               | Unlicensed house (selective licensing) | individual                                        | £1,330   |            | <b>£5,004.10</b> | £5,004.10      | 1          |       | 22 Oct 2024 | 0.6 |
| Flat 8 Vibeca Apartments, 7 Chicksand Street, London E1 5LD [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2024/0127</a>       | Unlicensed house (selective licensing) | company                                           |          | £7,600     | <b>£6,800</b>    | £6,800         | 1          | 90%   | 16 Oct 2024 | 0.8 |
| 50 Grimsby Street, London E2 6ES [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMG/2024/0019</a>                                  | Unlicensed house (selective licensing) | individual                                        | £3,300   | £39,600    | <b>£6,435</b>    | £25,740        | 4          | 65%   | 29 Aug 2024 | 1.2 |
| Flat 28 Osborn Street, London E1 6TD [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0224</a>                              | Unlicensed HMO                         | company and individuals<br>Cherry Deals Limited   |          |            | <b>£8,415</b>    | £8,415         | 1          |       | 12 Aug 2024 | 0.7 |
| Flat 14 Atlantic House, 14 Waterson Street, London, E2 8HH [old rules]<br>GOV.UK: <a href="#">LON/00AM/HMF/2023/0235</a>        | Unlicensed HMO                         | individual                                        |          | £28,800.14 | <b>£2,400.01</b> | £7,200.04      | 3          | 25%   | 4 Jul 2024  | 1.9 |
| 33 Bywater Place, London, SE16 5ND [old rules]<br>GOV.UK: <a href="#">LON/00BE/HMF/2023/0270</a>                                | Unlicensed HMO                         | individual                                        | £4,100   |            | <b>£4,900.10</b> | £29,400.62     | 6          |       | 19 Jun 2024 | 1.9 |
| Flat 118 Skyline Plaza Building, 80 Commercial Road London E1 1NZ [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2022/0034</a> | Unlicensed house (selective licensing) | individual                                        | £1,300   |            | <b>£2,730</b>    | £5,460         | 2          |       | 20 Mar 2024 | 0.4 |
| Flat 24, Bromfield Court, Jamaica Road, London, SE16 4SG [old rules]<br>GOV.UK: <a href="#">LON/00BE/HMF/2023/0252</a>          | Unlicensed HMO                         | individual                                        | £580     | £3,720.39  | <b>£1,482.70</b> | £1,482.70      | 1          | 40%   | 20 Feb 2024 | 1.9 |
| 5 Element Court, 11 Chance Street, London, E2 7JB [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0154</a>                 | Unlicensed house (selective licensing) | individual                                        |          |            | <b>£4</b>        | £4             | 1          |       | 12 Jan 2024 | 1.5 |
| 9b Sandys Row, London, E1 7HW [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMG/2023/0019</a>                                     | Unlicensed house (selective licensing) | individual                                        |          |            | <b>£5,760</b>    | £11,520        | 2          |       | 20 Dec 2023 | 1.3 |
| 124 Gosset Street, London E2 6NT [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0016</a>                                  | Unlicensed house (selective licensing) | company<br>CL Wapping Estate Limited              | £2,300   |            | <b>£5,290</b>    | £21,160        | 4          |       | 20 Dec 2023 | 1.5 |
| 57 Globe Road, London E1 4DY [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0077</a>                                      | Unlicensed HMO                         | individual                                        |          |            | <b>£3,030</b>    | £12,120        | 4          |       | 29 Nov 2023 | 1.3 |
| Flat 6, 26-32 Bacon Street, London E2 6DY [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0046</a>                         | Unlicensed house (selective licensing) | company<br>Rosemede Homes Ltd                     |          | £12,177.50 | <b>£4,871</b>    | £9,742         | 2          | 80%   | 13 Nov 2023 | 1.3 |
| 93-95 Commercial Road, London E1 1RD [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0118</a>                              | Unlicensed house (selective licensing) | company<br>MPL Estates Ltd                        | £1,650   |            | <b>£6,100</b>    | £18,300        | 3          |       | 30 Oct 2023 | 0.2 |
| 4 Florin Court, 8 Dock Street, London E1 8JR [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0008</a>                      | Unlicensed HMO                         | company                                           | £1,200   |            | <b>£2,860</b>    | £2,860         | 1          |       | 30 Aug 2023 | 0.7 |

| Address, and case ref linked to GOV.UK                                                                                         | Offence                                | Landlord                             | Rent pcm | Maximum   | Per applicant | Ordered, total | Applicants | Share | Decided     | km  |
|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------|----------|-----------|---------------|----------------|------------|-------|-------------|-----|
| Flat 47, Bernard Baron House, 71 Henriques Street, London E1 1LZ [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0059</a> | Unlicensed house (selective licensing) | individual                           | £1,300   | £10,400   | £4,150        | £8,300         | 2          | 80%   | 21 Aug 2023 | 0.3 |
| Flat 3, 93-95 Commercial Road, London, E1 1RD [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0041</a>                    | Unlicensed house (selective licensing) | company                              | £1,700   | £17,003   | £5,101        | £15,303        | 3          | 90%   | 3 Aug 2023  | 0.2 |
| Flat 12, 26-32 Bacon Street, London E2 6DY [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0031</a>                       | Unlicensed house (selective licensing) | company Rosemede Homes Ltd           | £1,150   | £9,719.35 | £7,775.48     | £7,775.48      | 1          | 80%   | 28 Jul 2023 | 1.3 |
| Flat 4 Timor House, Duckett Street, London E1 4SP [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMB/2021/0015</a>                | Unlicensed HMO                         | company City Move Properties Limited | £607     | £2,868    | £2,404.18     | £2,404.18      | 1          | 84%   | 3 Jul 2023  | 1.5 |
| 14b Austin Street London E2 7NB [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2022/0155</a>                                  | Unlicensed house (selective licensing) | individual                           | £1,300   | £15,600   | £4,680        | £9,360         | 2          | 60%   | 12 Apr 2023 | 1.8 |
| 19 Turner Street, London E1 2AU [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2022/0149</a>                                  | Unlicensed HMO                         | company and individuals              |          |           | £2,520        | £2,520         | 1          |       | 23 Feb 2023 | 0.1 |
| Flat 8, Horwood House, Pott Street, London E2 0EH [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2022/0087</a>                | Unlicensed HMO                         | individual                           | £650     |           | £3,032.61     | £6,065.22      | 2          |       | 21 Feb 2023 | 1.4 |

Showing the 30 most recent of 59. 29 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=E1+2JP>

## 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 Alderney Road, London E1 4EG [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2025/0807</a>                               | Unlicensed HMO                         | company VH GK Limited                      | £5,000   | Other ruling | 6          | 10 Jul 2026 | 1.4 |
| 42 Mansford Street, London E2 7AJ [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BG/HMF/2024/0167</a>   | Unlicensed HMO                         | individual                                 |          | Order made   | 3          | 22 Apr 2025 | 1.7 |
| 62 Wyllen Close, London E1 4HQ [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BG/HMF/2024/0092</a>          | Unlicensed HMO                         | company Smart Move Apartments Ltd          | £2,000   | Dismissed    | council    | 15 Nov 2024 | 0.9 |
| Flat 5, 13 New Road E1 1HE [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0149</a>          | Unlicensed house (selective licensing) | individual                                 | £1,100   | Order made   | 2          | 14 Mar 2024 | 0.2 |
| Flat 21 Axis Court, 2 East Lane, London, SE16 4UQ [old rules]<br>GOV.UK: <a href="#">LON/00BE/HMC/2023/0001</a>             | Improvement notice not complied with   | individual                                 |          | Dismissed    | 2          | 15 Jan 2024 | 1.6 |
| Flat 7, Penang House, London E1W 3RF [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0067</a>                          | Unlicensed HMO                         | company East End Rooms Limited             | £620     | Dismissed    | 1          | 3 Aug 2023  | 0.9 |
| 27 Casson Street, London E1 5LA [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BG/HMF/2022/0284</a>         | Unlicensed HMO                         | individual                                 |          | Dismissed    | council    | 19 Jun 2023 | 0.7 |
| 15 Massingham Street, London E1 4EP [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BG/HMF/2021/0235</a> | Unlicensed HMO                         | individual                                 | £2,097   | Order made   | 3          | 16 Mar 2022 | 1.5 |
| 4 Weddell House, Duckett Street, London E1 4LT [old rules]<br>GOV.UK: <a href="#">LON/00AL/HMF/2021/0186</a>                | Unlicensed HMO                         | individual                                 | £3,029   | Dismissed    | 5          | 16 Mar 2022 | 1.5 |
| Flat 20, Galveston House, Harford Street, London. E1 4RH [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2021/0165</a>      | Unlicensed HMO                         | company and individuals City Hive (UK) Ltd |          | Struck out   | 3          | 10 Feb 2022 | 1.7 |

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