Rent repayment orders near E10 5BS

Generated 19 Oct 2026. Decisions within 2 km of E10 5BS. 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=E10+5BS

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

33 decisions in this search (23 ended in a rent repayment order). In 22 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	77% (23 of 30)	76% (13 of 17)	77% (10 of 13)
Typical amount ordered, per applicant	£4,054 (n=22)	£4,500 (n=13)	£2,560 (n=9)
Typical amount ordered, per decision	£5,308 (n=22, typically 2 applicants)	£5,497 (n=13, typically 2 applicants)	£5,120 (n=9, typically 2 applicants)
Typical share of the maximum the tribunal could award	75% (n=13)	80% (n=5)	75% (n=8)

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.

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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
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	1.1
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	1.8
15 Dyson Road, London, E11 1NA [old rules] GOV.UK: LON/00BH/HMG/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	1.6
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	1.5
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	1.7
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	1.6

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
(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	1.1
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	1.5
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	1.7
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	0.7
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	1.7
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	0.2
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	0.8
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	1.3
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	0.0
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	1.8
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	1.3
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	1.4
33 Fulready Road, London E10 6DT [old rules] GOV.UK: LON/00BH/HMB/2019/0003	Harassment	individual	£680		**£971.05**	£1,942.11	2		7 Jan 2020	1.4
21 Morley Road, London E10 6LJ [old rules] GOV.UK: LON/00BH/HMK/2019/0030	Illegal eviction	individual			**£4,866.49**	£9,732.99	2		1 Aug 2019	0.6
21 Morley Road, London E10 6LJ [old rules] GOV.UK: LON/00BH/HMK/2019/0027	Illegal eviction	individual			**£4,866.49**	£9,732.99	2		1 Aug 2019	0.6
875A High Road, Leytonstone, London E11 1HR [old rules] GOV.UK: LON/00BH/HMA/2017/0001	Unlicensed HMO	individual			**£2,748.41**	£5,496.82	2		16 Aug 2017	1.8

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
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	1.0

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Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
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	0.9
100 & 100A Turner Road, London E17 3JQ [old rules] GOV.UK: LON/00BH/HNA/2025/0625	Other	individual		Other ruling	1	18 Jun 2025	2.0
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	0.7
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	1.0
19 Somerset Rd E17 8QN [old rules] [figures not yet checked] GOV.UK: LON/00BH/HMF/2022/0062	Unlicensed HMO	company and individuals TSMB Ltd	£2,500	Order made	6	3 Apr 2023	1.1
153 Twickenham Road, Leytonstone, London E11 4BN [old rules] [figures not yet checked] GOV.UK: LON/00BH/HMF/2021/0274	Unlicensed house (selective licensing)	individual	£1,400	Order made	2	6 Jun 2022	1.0
49 Springfield Road, London E17 8DD [old rules] GOV.UK: LON/00BH/HMF/2020/0118	Unlicensed house (selective licensing)	individual	£1,750	Dismissed	1	18 Mar 2021	1.4
58 Matlock Road, London E10 6BU [old rules] GOV.UK: LON/00BH/HMF/2020/0086	Unlicensed HMO	individual		Dismissed	1	15 Mar 2021	0.8
24 Eastfield Road, London E17 3BA [old rules] GOV.UK: LON/00BH/HMF/2019/0070	Unlicensed HMO	individual	£229.17	Out of time or no jurisdiction	3	20 Mar 2020	1.8

Showing the 10 most recent of 11. 1 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=E10+5BS

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