

# Rent repayment orders near E11 1DT

Generated 18 Oct 2026. Decisions within 2 km of E11 1DT. 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=E11+1DT>

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## What the tribunal ordered

27 decisions in this search (20 ended in a rent repayment order). In 19 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                       | 83% (20 of 24)                        | 92% (12 of 13)                        | 73% (8 of 11)                        |
| Typical amount ordered, per applicant                 | £4,281 (n=19)                         | £4,683 (n=12)                         | £2,560 (n=7)                         |
| Typical amount ordered, per decision                  | £5,497 (n=19, typically 2 applicants) | £5,261 (n=12, typically 2 applicants) | £7,186 (n=7, typically 2 applicants) |
| Typical share of the maximum the tribunal could award | 75% (n=10)                            | too few (n=4)                         | 75% (n=6)                            |

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  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------|-----------|------------|------------------|----------------|------------|-------|-------------|-----|
| 14a Osborne Road, London, E10 5QW [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/HMF/2025/0822">LON/00BH/HMF/2025/0822</a>                                 | Unlicensed house (selective licensing) | individual                                  |           | £7,500     | <b>£1,875</b>    | £1,875         | 1          | 25%   | 29 Apr 2026 | 1.3 |
| Flat 3 High Stone Apartments, 509 High Road, Leytonstone, E11 4ZG [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/HMF/2025/0629">LON/00BH/HMF/2025/0629</a> | Unlicensed HMO                         | company<br>Gopalakrisnan Properties Limited | £1,970    | £16,440    | <b>£6,165</b>    | £12,330        | 2          | 75%   | 15 Jan 2026 | 1.3 |
| 15 Dyson Road, London, E11 1NA [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/HMG/2025/0616">LON/00BH/HMG/2025/0616</a>                                    | Unlicensed house (selective licensing) | company<br>DNA-RDA Limited                  | £1,996.08 | £23,953    | <b>£1,796.47</b> | £7,185.90      | 4          | 30%   | 4 Nov 2025  | 0.9 |
| 81 Church Lane, Walthamstow, London, E17 9RN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/HMG/2025/0605">LON/00BH/HMG/2025/0605</a>                      | Unlicensed house (selective licensing) | individual                                  |           | £6,400     | <b>£2,560</b>    | £5,120         | 2          | 80%   | 1 Aug 2025  | 1.7 |
| 596A High Road Leytonstone, London, E11 3DA [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/HMG/2024/0023">LON/00BH/HMG/2024/0023</a>                       | Unlicensed house (selective licensing) | individual                                  | £1,050    | £11,362.84 | <b>£8,522.13</b> | £8,522.13      | 1          | 75%   | 17 Oct 2024 | 0.9 |
| (x2) 14 Forest Drive East, London E11 1JY [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/HMF/2023/0125">LON/00BH/HMF/2023/0125</a>                         | Unlicensed HMO                         | individual                                  |           |            | <b>£4,254.87</b> | £8,509.74      | 2          |       | 17 Oct 2023 | 0.4 |
| 71a Poppleton Road, London, E11 1LS [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/HMF/2022/0159">LON/00BH/HMF/2022/0159</a>                               | Unlicensed house (selective licensing) | individual                                  |           | £1,180     | <b>£885</b>      | £885           | 1          | 75%   | 16 Oct 2023 | 0.8 |

| Address, and case ref linked to GOV.UK                                                                    | Offence                                | Landlord   | Rent pcm | Maximum   | Per applicant | Ordered, total | Applicants | Share | Decided     | km  |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------|------------|----------|-----------|---------------|----------------|------------|-------|-------------|-----|
| 288 Murchison Road, London E10 6LU [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMG/2021/0024</a>          | Unlicensed house (selective licensing) | individual |          | £3,008    | £2,100        | £2,100         | 1          | 70%   | 20 Jul 2022 | 0.5 |
| 178 Langthorne Road, London, E11 4HS [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMB/2021/0016</a>        | Harassment                             | individual |          |           | £5,894.47     | £11,788.94     | 2          |       | 7 Jul 2022  | 1.6 |
| 83 Coopers Lane London E10 5DG [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMG/2022/0001</a>              | Unlicensed house (selective licensing) | individual | £1,500   | £9,750    | £4,875        | £9,750         | 2          | 100%  | 13 Jun 2022 | 0.7 |
| 135 Hainault Road, London, E11 1DT [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMF/2021/0143</a>          | Unlicensed HMO                         | individual | £491.67  |           | £5,025        | £5,025         | 1          |       | 20 Apr 2022 | 0.0 |
| 83 Skeltons Lane, London E10 5BS [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMF/2021/0140</a>            | Unlicensed HMO                         | individual | £2,000   |           | £266.67       | £800           | 3          |       | 6 Dec 2021  | 0.8 |
| 3 Aylmer Road, London E11 3AD [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMF/2021/0135</a>               | Unlicensed house (selective licensing) | individual |          | £5,350.72 | £4,280.57     | £4,280.57      | 1          | 80%   | 15 Nov 2021 | 1.0 |
| 19 Edinburgh Road, London E17 7QA [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMK/2020/0020</a>           | Unlicensed house (selective licensing) | individual | £600     |           | £4,500        | £4,500         | 1          |       | 15 Mar 2021 | 1.9 |
| Flat 5, 227A Hoe Street, London E17 9PP [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMK/2020/0024</a>     | Unlicensed house (selective licensing) | individual | £800     | £8,200    | £8,200        | £8,200         | 1          | 100%  | 1 Feb 2021  | 1.7 |
| 33 Fulready Road, London E10 6DT [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMB/2019/0003</a>            | Harassment                             | individual | £680     |           | £971.05       | £1,942.11      | 2          |       | 7 Jan 2020  | 1.0 |
| 21 Morley Road, London E10 6LJ [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMK/2019/0030</a>              | Illegal eviction                       | individual |          |           | £4,866.49     | £9,732.99      | 2          |       | 1 Aug 2019  | 0.7 |
| 21 Morley Road, London E10 6LJ [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMK/2019/0027</a>              | Illegal eviction                       | individual |          |           | £4,866.49     | £9,732.99      | 2          |       | 1 Aug 2019  | 0.7 |
| 875A High Road, Leytonstone, London E11 1HR [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMA/2017/0001</a> | Unlicensed HMO                         | individual |          |           | £2,748.41     | £5,496.82      | 2          |       | 16 Aug 2017 | 1.0 |

## 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  |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|----------|--------------------------------|------------|-------------|-----|
| 263 Boundary Road, London, E17 8NE [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMF/2024/0621</a>                        | Unlicensed HMO                         | individual | £2,100   | Dismissed                      | 1          | 2 Feb 2026  | 1.8 |
| Flat 24, Bridge Court, Lea Bridge Road, London E10 7JS [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMG/2025/0625</a>    | Unlicensed house (selective licensing) | individual |          | Dismissed                      | 2          | 14 Oct 2025 | 1.7 |
| 100 & 100A Turner Road, London E17 3JQ [old rules]<br>GOV.UK: <a href="#">LON/00BH/HNA/2025/0625</a>                    | Other                                  | individual |          | Other ruling                   | 1          | 18 Jun 2025 | 1.9 |
| 6 Poplars Road, London, E17 9AT [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BH/HMF/2024/0609</a> | Unlicensed HMO                         | individual |          | Order made                     | 4          | 3 Apr 2025  | 1.0 |
| 17 Balmoral Road, London, E10 5ND [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMF/2023/0313</a>                         | Unlicensed HMO                         | individual |          | Out of time or no jurisdiction | 1          | 8 Apr 2024  | 1.2 |

| Address, and case ref linked to GOV.UK                                                                                                   | Offence                                | Landlord                            | Rent pcm | Outcome    | Applicants | Decided     | km  |
|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------|----------|------------|------------|-------------|-----|
| 19 Somerset Rd E17 8QN [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BH/HMF/2022/0062</a>                           | Unlicensed HMO                         | company and individuals<br>TSMB Ltd | £2,500   | Order made | 6          | 3 Apr 2023  | 1.6 |
| 153 Twickenham Road, Leytonstone, London E11 4BN [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BH/HMF/2021/0274</a> | Unlicensed house (selective licensing) | individual                          | £1,400   | Order made | 2          | 6 Jun 2022  | 0.8 |
| 58 Matlock Road, London E10 6BU [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMF/2020/0086</a>                                            | Unlicensed HMO                         | individual                          |          | Dismissed  | 1          | 15 Mar 2021 | 0.7 |