

Rent repayment orders near E11 4HS

Generated 18 Oct 2026. Decisions within 2 km of E11 4HS. 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+4HS>

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What the tribunal ordered

27 decisions in this search (22 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	88% (22 of 25)	89% (16 of 18)	86% (6 of 7)
Typical amount ordered, per applicant	£4,540 (n=20)	£4,833 (n=14)	£3,127 (n=6)
Typical amount ordered, per decision	£5,261 (n=22, typically 1 applicant)	£5,261 (n=16, typically 2 applicants)	£5,255 (n=6, typically 1 applicant)
Typical share of the maximum the tribunal could award	78% (n=12)	90% (n=8)	too few (n=4)

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] GOV.UK: LON/00BH/HMF/2025/0822	Unlicensed house (selective licensing)	individual		£7,500	£1,875	£1,875	1	25%	29 Apr 2026	0.8
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	0.7
72 Emily Duncan Place, Woodgrange Road, Forest Gate, London, E7 0BB [old rules] GOV.UK: LON/00BB/HMG/2025/0610	Unlicensed house (selective licensing)	individual	£1,450		£1,607.25	£1,607.25	1		27 Oct 2025	1.9
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	1.4
(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	2.0
Flat A, 90 Vansittart Road, London E7 0AA [old rules] GOV.UK: LON/00BH/HMF/2022/0204	Unlicensed house (selective licensing)	individual		£8,000	£2,000	£2,000	1	25%	14 Jul 2023	1.5

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applications	Share	Decided	km
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	1.1
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	0.0
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	1.6
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	1.6
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	1.7
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	1.7
101 Maryland Street, E15 1JD [old rules] GOV.UK: LON/00BB/HMF/2020/0208	Unlicensed HMO	individual	£700	£7,350	£6,615	£6,615	1	90%	21 Jun 2021	1.0
97 Chandos Road, London E15 1TT [old rules] GOV.UK: LON/00BB/HMF/2020/0083	Unlicensed house (selective licensing)	individual	£700	£5,222.14	£4,918.38	£4,918.38	1	94%	12 Apr 2021	0.7
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	1.1
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	1.1
70 Devonshire Close, E15 1UG [old rules] GOV.UK: LON/00BH/HMK/2018/0017	Unlicensed house (selective licensing)	individual	£1,200		£1,650	£3,300	2		5 Oct 2018	0.9
26 Atherton Road, Forest Green, London E7 9AJ [old rules] GOV.UK: LON/00BB/HMK/2018/0018	Unlicensed HMO	company Let Sell Property Limited	£560	£4,326.35	£2,200	£2,200	1	51%	25 Jul 2018	1.6
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	1.9
6 Dennison Point, Gibbins Road, Stratford, London E15 2LY [old rules] GOV.UK: LON/00BB/HSR/2016/0010	Unlicensed HMO	individual	£460	£5,365	£4,800	£4,800	1	90%	27 Jul 2016	1.9
8 Eric Close, Forest Gate, London E7 0AY [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0012	Unlicensed house (selective licensing)	individual				£9,384.43	council		24 Feb 2016	1.5
57 Fowler Road, London E7 0AU [old rules] [council application] GOV.UK: LON/00BB/HMA/2015/0003	Unlicensed house (selective licensing)	individual	£1,083.33	£10,491.11		£10,491.11	council	100%	3 Aug 2015	1.5

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	Applications	Decided	km
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	0.9

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applica nts	Decided	km
1 Janson Road, London, E15 1TG [old rules] GOV.UK: LON/00BN/HNA/2023/0046	Unlicensed HMO	company		Other ruling	4	15 Jan 2024	0.9
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	0.8
44 Abercrombie Road, London E20 1FU [old rules] GOV.UK: LON/00BB/HMF/2020/0211	Unlicensed HMO	company and individuals	£3,200	Dismissed	5	23 Jan 2022	1.0
63 Bolton Road, London E15 4JY [old rules] GOV.UK: LON/00BB/HMF/2019/0108	Harassment	individual		Dismissed	1	15 Oct 2020	2.0