

Rent repayment orders near E12 6JN

Generated 18 Oct 2026. Decisions within 2 km of E12 6JN. 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=E12+6JN>

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What the tribunal ordered

20 decisions in this search (15 ended in a rent repayment order). In 14 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	79% (15 of 19)	92% (12 of 13)	50% (3 of 6)
Typical amount ordered, per applicant	£5,330 (n=7)	too few (n=4)	too few (n=3)
Typical amount ordered, per decision	£7,111 (n=14, typically 2 applicants)	£5,330 (n=11, typically 1 applicant)	too few (n=3)
Typical share of the maximum the tribunal could award	too few (n=4)	too few (n=2)	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.

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
32A Little Ilford Lane, London, E12 5PW [old rules] GOV.UK: LON/00BB/HMF/2026/0016	Other	individual	£410	£4,100	£307.50	£615	2	15%	23 Jul 2026	0.6
21 Courtland Avenue, Ilford, IG1 3DN [old rules] GOV.UK: LON/00BC/HMG/2025/0672	Unlicensed house (selective licensing)	company and individuals		£26,844	£7,382.10	£14,764.20	2	55%	20 Jun 2026	1.8
48 Hulse Avenue IG11 9UW [old rules] GOV.UK: LON/00AB/HMF/2022/0055	Illegal eviction	individual			£5,583.43	£22,333.71	4		14 Feb 2023	1.9
Studio 6, 375 Katherine Road, London, E7 8LT [old rules] GOV.UK: LON/00B/HMF/2021/0250	Unlicensed house (selective licensing)	company Avenues Estates Limited	£700		£5,330	£5,330	1		17 Jun 2022	2.0
Flat 2, 94 Belgrave Road, Ilford IG1 3AL [old rules] GOV.UK: LON/00BC/HMF/2020/0060	Unlicensed HMO	individual			£1,413	£1,413	1		18 Mar 2021	1.5
28 Kensington Gardens, Ilford, Essex, IG1 3EL [old rules] GOV.UK: LON/00BC/HMF/2020/0195	Unlicensed house (selective licensing)	individual	£2,200		£5,280	£5,280	1		19 Apr 2020	2.0
Ground floor flat 229 Katherine Road London E6 1BU [old rules] GOV.UK: LON/00BB/HMF/2018/0044	Unlicensed house (selective licensing)	individual			£5,500	£11,000	2		25 Mar 2019	1.9

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
45 Malvern Road, East Ham, London E6 1LS [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0020	Unlicensed house (selective licensing)	individual				£8,975.47	council		11 Mar 2016	1.8
113 Collins House, Whiting Avenue, Barking IG11 8JT [old rules] [council application] GOV.UK: LON/00AB/HMA/2015/0013	Unlicensed house (selective licensing)	individual				£5,010.69	council		31 Dec 2015	1.4
165a Gainsborough Avenue, London E12 6JN [old rules] [council application] GOV.UK: LON/00BB/HMA/2015/0015	Unlicensed house (selective licensing)	individual				£9,347.31	council		14 Dec 2015	0.0
216 Shrewsbury Road, London E7 8QJ [old rules] [council application] GOV.UK: LON/00BB/HMA/2015/0005	Unlicensed house (selective licensing)	individual	£1,100	£11,453.75		£11,453.75	council	100%	28 Sep 2015	1.6
32 Langdon Road, London E6 2QB [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0001	Unlicensed house (selective licensing)	individual	£1,400			£8,891.40	council		30 Apr 2015	1.7
66 Rosedale Road, London E7 8AT [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0002	Unlicensed house (selective licensing)	individual	£1,075			£3,053.30	council		30 Apr 2015	1.8
FFF 3 Skeffington Road, London, E6 2NA [old rules] [council application] GOV.UK: LON/00BB/HMA/2014/0013	Unlicensed house (selective licensing)	individual		£10,200		£5,100	council	50%	6 Mar 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	Applicants	Decided	km
99 Endsleigh Gardens, Ilford, IG1 3EG [period not stated] GOV.UK: LON/00BC/HMF/2025/0853	Harassment	individual	£750	Dismissed	1	30 Jul 2026	1.7
147 Strone Road, London, E7 8ET [old rules] GOV.UK: LON/00BB/HMG/2025/0656	Unlicensed house (selective licensing)	individual		Dismissed	1	5 May 2026	1.8
52A, Little Ilford Lane, London E12 5PW [old rules] GOV.UK: LON/00BB/HMF/2022/0065	Improvement notice not complied with	individual		Struck out	1	1 Dec 2022	0.6
Flat 28, 2-20 Hainault Street, 4th Floor, Spectrum Towers, Ilford IG1 4GZ [old rules] [figures not yet checked] GOV.UK: LON/00BC/HMG/2019/0019	Unlicensed house (selective licensing)	individual		Order made	1	14 Feb 2020	1.5
27A Wanstead Park Road, Ilford IG1 3TG [old rules] GOV.UK: LON/00BC/HMK/2019/0022	Unlicensed house (selective licensing)	individual	£1,150	Dismissed	2	25 Jul 2019	1.2