Rent repayment orders near E13 8HJ

Generated 19 Oct 2026. Decisions within 2 km of E13 8HJ. 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=E13+8HJ

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What the tribunal ordered

37 decisions in this search (31 ended in a rent repayment order). In 31 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% (31 of 35)	90% (19 of 21)	86% (12 of 14)
Typical amount ordered, per applicant	£3,792 (n=20)	£4,627 (n=8)	£3,792 (n=12)
Typical amount ordered, per decision	£6,720 (n=31, typically 2 applicants)	£6,720 (n=19, typically 1 applicant)	£6,718 (n=12, typically 2 applicants)
Typical share of the maximum the tribunal could award	83% (n=18)	100% (n=10)	57% (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.

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
Reconvene 3 Fox Close, London E16 1NU [old rules] GOV.UK: LON/00BB/HMF/2023/0033	Unlicensed HMO	individual	£720	£8,640	**£3,951.86**	£3,951.86	1	46%	11 Jun 2025	0.9
26 Emerald Close, London, E16 3TS [old rules] GOV.UK: LON/00BB/HMF/2024/0173	Unlicensed HMO	individual		£13,960	**£4,886**	£9,772	2	70%	20 Dec 2024	1.9
116 Meath Road, London E15 3DR [old rules] GOV.UK: LON/00BB/HMF/2023/0060	Unlicensed HMO	individual		£4,650.69	**£2,520.41**	£2,520.41	1	54%	25 Nov 2024	1.4
30 Croombs Rd London E16 3RY [old rules] GOV.UK: LON/00BB/HMF/2023/0272	Unlicensed HMO	individual			**£3,632.26**	£7,264.52	2		9 May 2024	1.1
53 Hilda Road, London E16 4NQ [old rules] GOV.UK: LON/00BB/HMF/2023/0194	Unlicensed house (selective licensing)	individual	£2,150	£19,350	**£967.50**	£2,902.50	3	15%	11 Mar 2024	1.1
52 Wanlip Road, London E13 8QP [old rules] GOV.UK: LON/00BB/HMB/2023/0003	Illegal eviction	individual			**£6,300**	£12,600	2		15 Sep 2023	0.3
12 Creighton Avenue, London E6 3DS [old rules] GOV.UK: LON/00BB/HMF/2022/0268	Unlicensed HMO	individual	£1,600	£19,200	**£4,160**	£12,480	3	65%	23 Jun 2023	1.4

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 169 Effra Gardens E16 1RB [old rules] GOV.UK: LON/00BB/HMF/2022/0116	Unlicensed HMO	company	£1,050		**£6,171.18**	£6,171.18	1		2 Jun 2023	1.5
30 Young Road, London E16 3RR [old rules] GOV.UK: LON/00BB/HMF/2022/0276	Unlicensed HMO	individual	£750		**£699.50**	£699.50	1		4 May 2023	1.2
66 Creighton Avenue E6 3DS NEW [old rules] GOV.UK: LON/00BB/HMF/2022/0122	Unlicensed HMO	individual		£20,645.50	**£2,478.54**	£12,392.70	5	60%	17 Mar 2023	1.4
Flat 56, 30 Barking Road London E16 1GQ [old rules] GOV.UK: LON/00BB/HMF/2022/0158	Unlicensed HMO	individual		£19,760.04	**£4,940.01**	£9,880.02	2	50%	16 Jan 2023	1.2
375 Green Street, London E13 9AU [old rules] GOV.UK: LON/00BB/HMB/2021/0008	Illegal eviction	individual	£300	£3,600	**£3,600**	£3,600	1	100%	21 Dec 2022	1.6
Flat 301 Lighterman Point, 3 New Village Avenue, London E14 0ND [old rules] GOV.UK: LON/00BG/HMF/2021/0195	Unlicensed HMO	individual		£2,533.33	**£2,533.33**	£2,533.33	1	100%	15 Mar 2022	2.0
Flat 61 Adriatic Apartments, 20 Western Gateway, London E16 1BT [old rules] GOV.UK: LON/00BB/HMG/2021/0009	Unlicensed house (selective licensing)	individual	£1,325		**£10,335**	£10,335	1		9 Dec 2021	1.6
22 Durham Road, London E16 4NF [old rules] GOV.UK: LON/00BB/HMK/2021/0001	Unlicensed HMO	company L Hub London Ltd	£560	£6,720	**£6,720**	£6,720	1	100%	3 Nov 2021	1.0
22 Durham Road, London E16 4NF [old rules] GOV.UK: LON/00BB/HMG/2021/0003	Unlicensed HMO	individual			**£7,530**	£15,060	2		4 Aug 2021	1.0
5 Elkington Road, London, E13 8LW [old rules] GOV.UK: LON/00BB/HMF/2020/0146	Unlicensed house (selective licensing)	individual	£1,685.67	£2,713.69	**£1,356.85**	£2,713.69	2	100%	11 Mar 2021	0.2
27 Chesterton Road, London E13 8BA [old rules] [council application] GOV.UK: LON/00BB/HSH/2019/0003	Unlicensed house (selective licensing)	individual	£699.28	£8,391.39		£8,323.15	council	99%	10 Mar 2021	0.7
12 Marmara Apartments, 13 Western Gateway, London E16 1AJ [old rules] GOV.UK: LON/00BB/HMF/2019/0022	Unlicensed HMO	individual	£1,200	£3,590.14	**£1,729.52**	£3,459.04	2	96%	5 Nov 2019	1.6
144 The Oxygen, 18 Western Gateway, London, E16 1BQ [old rules] GOV.UK: LON/00BB/HMF/2019/0010	Unlicensed house (selective licensing)	individual	£1,776.67		**£15,990.03**	£15,990.03	1		10 Jun 2019	1.6
21 Geere Road, E15 3PN [old rules] GOV.UK: LON/00BG/HMB/2018/0001	Harassment	individual	£500	£3,000	**£1,185**	£1,185	1	40%	16 Oct 2018	1.6
Flat 6A Max House, 1 Canning Road, London E15 3NW [old rules] [council application] GOV.UK: LON/00BB/HMA/2017/0002	Unlicensed house (selective licensing)	company Luxcool Limited	£1,300			£3,942.84	council		13 Jul 2017	1.7
19 Wanlip Road, London E13 8QR [old rules] [council application] GOV.UK: LON/00BB/HSR/2016/0009	Unlicensed house (selective licensing)	individual	£1,125.02	£6,652.99		£4,573.09	council	69%	13 Jul 2016	0.3
20 Luton Road, E13 8HD [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0016	Unlicensed house (selective licensing)	individual	£850			£3,517.17	council		18 Mar 2016	0.5
7 Meadowsweet Close, West Beckton, London E16 3UD [old rules] [council application] GOV.UK: LON/00BB/HSR/2016/0001	Unlicensed house (selective licensing)	individual	£1,100	£9,918.14		£9,918.14	council	100%	18 Mar 2016	1.3

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Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 21 Castle point, Boundary Road, Plaistow, London, E13 9PW [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0019	Unlicensed house (selective licensing)	individual				£8,377	council		11 Mar 2016	1.2
2 New Barn Street, London E13 8JA [old rules] [council application] GOV.UK: LON/00BB/HMA/2015/0014	Unlicensed house (selective licensing)	individual	£1,200	£13,800.10		£13,800.10	council	100%	29 Feb 2016	0.1
138 Coleman Road, Beckton, London, E16 3LZ [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0004	Unlicensed house (selective licensing)	individual	£1,200			£2,034.81	council		25 Feb 2016	1.1
103 Kingsland Road, Plaistow London E13 9NT [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0005	Unlicensed house (selective licensing)	individual				£6,389.91	council		16 Feb 2016	1.1
15 Ripley Road, West Beckton, London E16 3EA [old rules] [council application] GOV.UK: LON/00BB/HMA/2015/0002	Unlicensed house (selective licensing)	individual	£950	£11,152.57		£11,152.57	council	100%	10 Aug 2015	1.2

Showing the 30 most recent of 31. 1 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=E13+8HJ

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
64 Atkinson Road, Newham, London E16 3LS [old rules] GOV.UK: LON/00BB/HMF/2025/0700	Unlicensed HMO	individual		Dismissed	4	7 Oct 2025	1.1
7 Plashet Road, London, E13 0PZ [old rules] GOV.UK: LON/00BB/HMF/2024/0264	Unlicensed HMO	company and individuals		Dismissed	1	22 Apr 2025	1.6
52B Terrace Road, London, E13 0PB [old rules] [figures not yet checked] GOV.UK: LON/00BB/HMG/2024/0017	Unlicensed HMO	individual		Order made	1	25 Oct 2024	1.2
Flat 1, New Century House, 8 Jude Street, London E16 1FG [old rules] [figures not yet checked] GOV.UK: LON/00BB/HMF/2022/0017	Unlicensed house (selective licensing)	individual	£1,500	Order made	1	24 Oct 2022	1.4
49 Kelland Road, London, E13 8DS [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0015	Unlicensed house (selective licensing)	individual	£675	Dismissed	council	4 Apr 2016	0.2
392A Barking Road, London E13 8HJ [old rules] [council application] GOV.UK: LON/00BB/HMA/2014/0012	Unlicensed house (selective licensing)	individual	£650	Dismissed	council	26 Mar 2015	0.0

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