Rent repayment orders near E14 3LW

Generated 18 Oct 2026. Decisions within 2 km of E14 3LW. 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=E14+3LW

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What the tribunal ordered

30 decisions in this search (23 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	79% (23 of 29)	88% (7 of 8)	76% (16 of 21)
Typical amount ordered, per applicant	£3,484 (n=18)	£3,118 (n=6)	£3,568 (n=12)
Typical amount ordered, per decision	£7,938 (n=19, typically 3 applicants)	£6,750 (n=7, typically 3 applicants)	£8,451 (n=12, typically 3 applicants)
Typical share of the maximum the tribunal could award	85% (n=6)	too few (n=3)	too few (n=3)

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
Flat 66 Settlers Court, 17 Newport Avenue, London, E14 2DG [old rules] GOV.UK: LON/00BG/HMF/2025/0852	Unlicensed HMO	individual	£750	£4,459.10	**£3,000**	£3,000	1	67%	8 Jun 2026	1.6
(x3) 123 Mellish Street, London, E14 8PJ . [old rules] GOV.UK: LON/00BG/HMG/2025/0603	Unlicensed HMO	individual			**£2,033.25**	£6,099.75	3		26 Jan 2026	0.5
Apartment 733, 2 Baltimore Wharf, London, E14 9EQ [old rules] GOV.UK: LON/00BG/HMF/2025/0677	Unlicensed HMO	individual			**£5,158.82**	£15,476.47	3		16 Sep 2025	0.2
(x3) Flat 15 Hudson Court, 3 Maritime Quay E14 3QH [old rules] GOV.UK: LON/00BG/HMF/2024/0606	Unlicensed HMO	company Expedius Properties Limited			**£3,870**	£15,480	4		2 Jun 2025	1.2
Flat 15 Rushcutters Court, 2 Boat Lifter Way, London, SE16 7WJ [old rules] GOV.UK: LON/00BG/HMG/2024/0030	Unlicensed HMO	company and individuals RFLL Limited	£945	£11,340	**£7,938**	£7,938	1	70%	11 Dec 2024	1.8
Flat 23 Belgrave Court, 36 Westferry Circus, Canary Warf, London E14 9RJ [old rules] GOV.UK: LON/00BG/HMF/2023/0310	Unlicensed HMO	company and individuals Kush Homes Ltd			**£1,792.86**	£8,964.28	5		27 Sep 2024	0.5

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
33 Bywater Place, London, SE16 5ND [old rules] GOV.UK: LON/00BE/HMF/2023/0270	Unlicensed HMO	individual	£4,100		**£4,900.10**	£29,400.62	6		19 Jun 2024	1.9
13 Wynan Road, London, E14 3AF [old rules] GOV.UK: LON/00BG/HMF/2023/0274	Unlicensed HMO	individual	£2,850	£30,737	**£5,378.75**	£21,515	4	70%	17 Jun 2024	1.1
13 Wardell House, Welland Street, London SE10 9DN [old rules] GOV.UK: LON/00AL/HMF/2023/0075	Unlicensed HMO	individual			**£495.60**	£495.60	1		23 Apr 2024	1.7
1 Observatory Mews London E14 3AZ [old rules] GOV.UK: LON/00BG/HMF/2022/0108	Unlicensed HMO	individual			**£3,265.37**	£9,796.10	3		8 Jun 2023	0.9
56 Vermeer Court, 1 Rembrandt Close, London E14 3XA [old rules] GOV.UK: LON/00BG/HMF/2022/0063	Unlicensed HMO	individual			**£2,323.29**	£6,969.88	3		20 Feb 2023	0.6
Flat 21 Spinnaker House Byng Street E14 8LQ [old rules] GOV.UK: LON/00BG/HMF/2021/0246	Unlicensed HMO	company			**£3,931**	£7,862	2		7 Feb 2023	1.0
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
13 Earlswood Street, London, SE10 9ET [old rules] [council application] GOV.UK: LON/00AL/HSD/2020/0004	Unlicensed HMO	individual		£6,244.61		£6,244.61	council	100%	14 Jun 2021	1.9
11 Hickin Street, London, E14 3LW [old rules] GOV.UK: LON/00BG/HMF/2020/0065	Unlicensed HMO	company and individuals	£750	£6,750	**£6,750**	£6,750	1	100%	27 Apr 2021	0.0
164 Telegraph Place, Isle of Dogs, London E14 9XD [old rules] GOV.UK: LON/00BG/HMK/2019/0071	Unlicensed HMO	company and individuals			**£3,703.09**	£22,218.53	6		20 Oct 2020	0.8
311 St Davids Square, London E14 3WA [old rules] GOV.UK: LON/00BG/HMR/2020/0200	Unlicensed HMO	individual	£750		**£4,073**	£8,146	2		21 Apr 2020	1.2
13 Wooster Gardens, London E14 0PJ [old rules] GOV.UK: LON/00BG/HMF/2019/0021	Unlicensed HMO	individual			**£643.50**	£3,217.48	5		20 Dec 2019	1.9
7th Floor Flat, 706 Holly Court, John Harrison Way, London SE10 0BL [old rules] GOV.UK: LON/00AL/HMK/2019/0033	Unlicensed HMO	company Easy Room4You-UK Limited	£2,990		**£2,031.25**	£8,125	4		15 Jul 2019	1.7

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
Room 3, 197A, East India Dock Road, E14 0ED [period not stated] GOV.UK: LON/00BG/HMB/2025/0019	Harassment	individual	£850	Dismissed	1	11 May 2026	1.6
12 Padstow House, Three Colt Street, London E14 8AH [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2025/0833	Unlicensed HMO	individual		Order made	4	24 Mar 2026	1.9
31 Rope Street, London, SE16 7TE [old rules] GOV.UK: LON/00BE/HMF/2025/0718	Unlicensed HMO	company and individuals	£775	Dismissed	2	29 Oct 2025	1.8
(x3) 12 Arden Crescent, London, E14 9WA [old rules] [figures not yet checked] GOV.UK: LON/00BK/HMF/2023/0196	Unlicensed HMO	individual		Order made	3	23 Sep 2025	0.8

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This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
80 Midship Point, The Quaterdeck, London, E14 8SP . [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2025/0634	Unlicensed HMO	individual		Order made	1	31 Jul 2025	0.9
26 Meridian Place E14 9FE [old rules] GOV.UK: LON/00BG/HMB/2023/0013	Harassment	individual	£1,300	Dismissed	2	10 Mar 2025	0.4
Flat 53 Hutchings Wharf, 1 Hutchings Street, London E14 8JY [old rules] GOV.UK: LON/00BG/HMF/2023/0101	Unlicensed HMO	individual		Dismissed	3	29 Jan 2024	1.0
Flat 108, Discovery Dock Apartments West, 2 South Quay Square, London E14 9LT [old rules] GOV.UK: LON/00BG/HMF/2023/0044	Unlicensed HMO	individual		Out of time or no jurisdiction	3	20 Sep 2023	0.7
19 Halyard House, Manchester Road, London E14 3HD [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2021/0310	Unlicensed HMO	company Silverrooms Limited		Order made	5	7 Jun 2023	0.3
169 Wheat Sheaf Close, London E14 9UZ [old rules] GOV.UK: LON/00BG/HMF/2021/0144	Unlicensed HMO	company and individuals		Other ruling	1	30 Sep 2021	0.7

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=E14+3LW

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