

# Rent repayment orders near E14 9UZ

Generated 17 Oct 2026. Decisions within 2 km of E14 9UZ. 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+9UZ>

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## What the tribunal ordered

22 decisions in this search (17 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                       | 81% (17 of 21)                        | too few (3 of 3)  | 78% (14 of 18)                        |
| Typical amount ordered, per applicant                 | £3,900 (n=14)                         | too few (n=3)     | £3,870 (n=11)                         |
| Typical amount ordered, per decision                  | £8,555 (n=14, typically 3 applicants) | too few (n=3)     | £8,964 (n=11, typically 3 applicants) |
| Typical share of the maximum the tribunal could award | too few (n=3)                         | too few (n=1)     | 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  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------|----------|---------|---------------|----------------|------------|-------|-------------|-----|
| (x3) 123 Mellish Street, London, E14 8PJ . [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BG/HMG/2025/0603">LON/00BG/HMG/2025/0603</a>                               | 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]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BG/HMF/2025/0677">LON/00BG/HMF/2025/0677</a>                        | Unlicensed HMO | individual                                |          |         | £5,158.82     | £15,476.47     | 3          |       | 16 Sep 2025 | 0.6 |
| (x3) Flat 15 Hudson Court, 3 Maritime Quay E14 3QH [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BG/HMF/2024/0606">LON/00BG/HMF/2024/0606</a>                       | Unlicensed HMO | company<br>Expedius Properties Limited    |          |         | £3,870        | £15,480        | 4          |       | 2 Jun 2025  | 0.5 |
| Flat 15 Rushcutters Court, 2 Boat Lifter Way, London, SE16 7WJ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BG/HMG/2024/0030">LON/00BG/HMG/2024/0030</a>           | Unlicensed HMO | company and individuals<br>RFL Limited    | £945     | £11,340 | £7,938        | £7,938         | 1          | 70%   | 11 Dec 2024 | 1.3 |
| Flat 23 Belgrave Court, 36 Westferry Circus, Canary Warf, London E14 9RJ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BG/HMF/2023/0310">LON/00BG/HMF/2023/0310</a> | Unlicensed HMO | company and individuals<br>Kush Homes Ltd |          |         | £1,792.86     | £8,964.28      | 5          |       | 27 Sep 2024 | 1.0 |
| 33 Bywater Place, London, SE16 5ND [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BE/HMF/2023/0270">LON/00BE/HMF/2023/0270</a>                                       | Unlicensed HMO | individual                                | £4,100   |         | £4,900.10     | £29,400.62     | 6          |       | 19 Jun 2024 | 1.9 |

| Address, and case ref linked to GOV.UK                                                                            | Offence        | Landlord                | Rent pcm | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided     | km  |
|-------------------------------------------------------------------------------------------------------------------|----------------|-------------------------|----------|---------|---------------|----------------|------------|-------|-------------|-----|
| 13 Wynan Road, London, E14 3AF [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0274</a>                      | Unlicensed HMO | individual              | £2,850   | £30,737 | £5,378.75     | £21,515        | 4          | 70%   | 17 Jun 2024 | 0.5 |
| 13 Wardell House, Welland Street, London SE10 9DN [old rules]<br>GOV.UK: <a href="#">LON/00AL/HMF/2023/0075</a>   | Unlicensed HMO | individual              |          |         | £495.60       | £495.60        | 1          |       | 23 Apr 2024 | 1.3 |
| 1 Observatory Mews London E14 3AZ [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2022/0108</a>                   | Unlicensed HMO | individual              |          |         | £3,265.37     | £9,796.10      | 3          |       | 8 Jun 2023  | 1.1 |
| 56 Vermeer Court, 1 Rembrandt Close, London E14 3XA [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2022/0063</a> | Unlicensed HMO | individual              |          |         | £2,323.29     | £6,969.88      | 3          |       | 20 Feb 2023 | 1.0 |
| Flat 21 Spinnaker House Byng Street E14 8LQ [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2021/0246</a>         | Unlicensed HMO | company                 |          |         | £3,931        | £7,862         | 2          |       | 7 Feb 2023  | 1.0 |
| 11 Hickin Street, London, E14 3LW [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2020/0065</a>                   | Unlicensed HMO | company and individuals | £750     | £6,750  | £6,750        | £6,750         | 1          | 100%  | 27 Apr 2021 | 0.7 |
| 164 Telegraph Place, Isle of Dogs, London E14 9XD [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMK/2019/0071</a>   | Unlicensed HMO | company and individuals |          |         | £3,703.09     | £22,218.53     | 6          |       | 20 Oct 2020 | 0.1 |
| 311 St Davids Square, London E14 3WA [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMR/2020/0200</a>                | Unlicensed HMO | individual              | £750     |         | £4,073        | £8,146         | 2          |       | 21 Apr 2020 | 0.8 |

## 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  |
|---------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------|----------|--------------------------------|------------|-------------|-----|
| 31 Rope Street, London, SE16 7TE [old rules]<br>GOV.UK: <a href="#">LON/00BE/HMF/2025/0718</a>                                              | Unlicensed HMO | company and individuals     | £775     | Dismissed                      | 2          | 29 Oct 2025 | 1.3 |
| (x3) 12 Arden Crescent, London, E14 9WA [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BK/HMF/2023/0196</a>             | Unlicensed HMO | individual                  |          | Order made                     | 3          | 23 Sep 2025 | 0.3 |
| 80 Midship Point, The Quaterdeck, London, E14 8SP . [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BG/HMF/2025/0634</a> | Unlicensed HMO | individual                  |          | Order made                     | 1          | 31 Jul 2025 | 0.8 |
| 26 Meridian Place E14 9FE [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMB/2023/0013</a>                                                     | Harassment     | individual                  | £1,300   | Dismissed                      | 2          | 10 Mar 2025 | 1.0 |
| Flat 53 Hutchings Wharf, 1 Hutchings Street, London E14 8JY [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0101</a>                   | Unlicensed HMO | individual                  |          | Dismissed                      | 3          | 29 Jan 2024 | 0.9 |
| Flat 108, Discovery Dock Apartments West, 2 South Quay Square, London E14 9LT [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2023/0044</a> | Unlicensed HMO | individual                  |          | Out of time or no jurisdiction | 3          | 20 Sep 2023 | 1.0 |
| 19 Halyard House, Manchester Road, London E14 3HD [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BG/HMF/2021/0310</a>   | Unlicensed HMO | company Silverrooms Limited |          | Order made                     | 5          | 7 Jun 2023  | 0.9 |
| 169 Wheat Sheaf Close, London E14 9UZ [old rules]<br>GOV.UK: <a href="#">LON/00BG/HMF/2021/0144</a>                                         | Unlicensed HMO | company and individuals     |          | Other ruling                   | 1          | 30 Sep 2021 | 0.0 |