

# Rent repayment orders near E16 3LS

Generated 18 Oct 2026. Decisions within 2 km of E16 3LS. 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=E16+3LS>

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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                       | 86% (31 of 36)                        | 90% (18 of 20)                        | 81% (13 of 16)                        |
| Typical amount ordered, per applicant                 | £4,160 (n=21)                         | £5,460 (n=8)                          | £3,952 (n=13)                         |
| Typical amount ordered, per decision                  | £6,781 (n=31, typically 2 applicants) | £7,552 (n=18, typically 2 applicants) | £6,171 (n=13, typically 2 applicants) |
| Typical share of the maximum the tribunal could award | 83% (n=17)                            | 100% (n=10)                           | 54% (n=7)                             |

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  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------|----------|---------|---------------|----------------|------------|-------|-------------|-----|
| 327 Tollgate Road, London, E6 5YF<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BB/HMF/2025/0698">LON/00BB/HMF/2025/0698</a>      | Unlicensed HMO   | company and individuals<br>Signature Lettings Ltd | £600     |         | £5,390.40     | £5,390.40      | 1          |       | 5 Feb 2026  | 1.5 |
| Reconvene 3 Fox Close, London E16 1NU<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BB/HMF/2023/0033">LON/00BB/HMF/2023/0033</a>  | Unlicensed HMO   | individual                                        | £720     | £8,640  | £3,951.86     | £3,951.86      | 1          | 46%   | 11 Jun 2025 | 1.2 |
| 26 Emerald Close, London, E16 3TS<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BB/HMF/2024/0173">LON/00BB/HMF/2024/0173</a>      | Unlicensed HMO   | individual                                        |          | £13,960 | £4,886        | £9,772         | 2          | 70%   | 20 Dec 2024 | 0.8 |
| 30 Croombs Rd London E16 3RY<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BB/HMF/2023/0272">LON/00BB/HMF/2023/0272</a>           | Unlicensed HMO   | individual                                        |          |         | £3,632.26     | £7,264.52      | 2          |       | 9 May 2024  | 0.1 |
| 35 Royal Crest Avenue, London, E16 2SU<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BB/HMF/2023/0006">LON/00BB/HMF/2023/0006</a> | Unlicensed HMO   | individual                                        | £1,200   | £3,600  | £1,950        | £1,950         | 1          | 54%   | 2 Oct 2023  | 1.9 |
| 52 Wanlip Road, London E13 8QP<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BB/HMF/2023/0003">LON/00BB/HMF/2023/0003</a>         | Illegal eviction | individual                                        |          |         | £6,300        | £12,600        | 2          |       | 15 Sep 2023 | 0.9 |

| Address, and case ref linked to GOV.UK                                                                                                | Offence                                | Landlord                    | Rent pcm  | Maximum    | Per applicant     | Ordered, total | Applicants | Share | Decided     | km  |
|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------|-----------|------------|-------------------|----------------|------------|-------|-------------|-----|
| 147 Barrier Point Road, London, E16 2SE [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMB/2022/0017</a>                                 | Harassment                             | individual                  | £1,450    | £10,800    | <b>£1,868.58</b>  | £3,737.16      | 2          | 35%   | 20 Jul 2023 | 1.7 |
| 12 Creighton Avenue, London E6 3DS [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2022/0268</a>                                      | Unlicensed HMO                         | individual                  | £1,600    | £19,200    | <b>£4,160</b>     | £12,480        | 3          | 65%   | 23 Jun 2023 | 1.6 |
| Flat 169 Effra Gardens E16 1RB [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2022/0116</a>                                          | Unlicensed HMO                         | company                     | £1,050    |            | <b>£6,171.18</b>  | £6,171.18      | 1          |       | 2 Jun 2023  | 1.8 |
| 95 Pinnacle House, 4 Schooner Road, London E16 2RF [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2022/0179</a>                      | Unlicensed house (selective licensing) | individual                  | £2,621.67 |            | <b>£250</b>       | £250           | 1          |       | 19 May 2023 | 1.8 |
| 30 Young Road, London E16 3RR [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2022/0276</a>                                           | Unlicensed HMO                         | individual                  | £750      |            | <b>£699.50</b>    | £699.50        | 1          |       | 4 May 2023  | 0.1 |
| 66 Creighton Avenue E6 3DS NEW [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2022/0122</a>                                          | Unlicensed HMO                         | individual                  |           | £20,645.50 | <b>£2,478.54</b>  | £12,392.70     | 5          | 60%   | 17 Mar 2023 | 1.6 |
| Flat 56, 30 Barking Road London E16 1GQ [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2022/0158</a>                                 | Unlicensed HMO                         | individual                  |           | £19,760.04 | <b>£4,940.01</b>  | £9,880.02      | 2          | 50%   | 16 Jan 2023 | 1.8 |
| Flat 61 Adriatic Apartments, 20 Western Gateway, London E16 1BT [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMG/2021/0009</a>         | Unlicensed house (selective licensing) | individual                  | £1,325    |            | <b>£10,335</b>    | £10,335        | 1          |       | 9 Dec 2021  | 1.4 |
| 147 Barrier Point Road, London E16 2SE [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMB/2021/0006</a>                                  | Harassment                             | individual                  | £1,200    | £8,400     | <b>£4,200</b>     | £8,400         | 2          | 100%  | 25 Nov 2021 | 1.7 |
| 22 Durham Road, London E16 4NF [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMK/2021/0001</a>                                          | Unlicensed HMO                         | company<br>L Hub London Ltd | £560      | £6,720     | <b>£6,720</b>     | £6,720         | 1          | 100%  | 3 Nov 2021  | 1.9 |
| 22 Durham Road, London E16 4NF [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMG/2021/0003</a>                                          | Unlicensed HMO                         | individual                  |           |            | <b>£7,530</b>     | £15,060        | 2          |       | 4 Aug 2021  | 1.9 |
| 147 Barrier Point Road, E16 2SE [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2020/0115</a>                                         | Unlicensed house (selective licensing) | individual                  | £1,200    | £7,700     | <b>£3,200</b>     | £6,400         | 2          | 83%   | 22 Mar 2021 | 1.7 |
| 5 Elkington Road, London, E13 8LW [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2020/0146</a>                                       | Unlicensed house (selective licensing) | individual                  | £1,685.67 | £2,713.69  | <b>£1,356.85</b>  | £2,713.69      | 2          | 100%  | 11 Mar 2021 | 1.0 |
| 27 Chesterton Road, London E13 8BA [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HSR/2019/0003</a>                | Unlicensed house (selective licensing) | individual                  | £699.28   | £8,391.39  |                   | £8,323.15      | council    | 99%   | 10 Mar 2021 | 1.8 |
| 12 Marmara Apartments, 13 Western Gateway, London E16 1AJ [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2019/0022</a>               | Unlicensed HMO                         | individual                  | £1,200    | £3,590.14  | <b>£1,729.52</b>  | £3,459.04      | 2          | 96%   | 5 Nov 2019  | 1.3 |
| 144 The Oxygen, 18 Western Gateway, London, E16 1BQ [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2019/0010</a>                     | Unlicensed house (selective licensing) | individual                  | £1,776.67 |            | <b>£15,990.03</b> | £15,990.03     | 1          |       | 10 Jun 2019 | 1.4 |
| 19 Wanlip Road, London E13 8QR [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HSR/2016/0009</a>                    | Unlicensed house (selective licensing) | individual                  | £1,125.02 | £6,652.99  |                   | £4,573.09      | council    | 69%   | 13 Jul 2016 | 1.0 |
| 7 Meadowsweet Close, West Beckton, London E16 3UD [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HSR/2016/0001</a> | Unlicensed house (selective licensing) | individual                  | £1,100    | £9,918.14  |                   | £9,918.14      | council    | 100%  | 18 Mar 2016 | 0.3 |

| Address, and case ref linked to GOV.UK                                                                                                             | Offence                                | Landlord   | Rent pcm | Maximum    | Per applicant | Ordered, total | Applicants | Share | Decided     | km  |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|----------|------------|---------------|----------------|------------|-------|-------------|-----|
| 20 Luton Road, E13 8HD [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HSR/2015/0016</a>                                         | Unlicensed house (selective licensing) | individual | £850     |            |               | £3,517.17      | council    |       | 18 Mar 2016 | 1.4 |
| Flat 21 Castle point, Boundary Road, Plaistow, London, E13 9PW [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HSR/2015/0019</a> | Unlicensed house (selective licensing) | individual |          |            |               | £8,377         | council    |       | 11 Mar 2016 | 1.5 |
| 2 New Barn Street, London E13 8JA [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HMA/2015/0014</a>                              | Unlicensed house (selective licensing) | individual | £1,200   | £13,800.10 |               | £13,800.10     | council    | 100%  | 29 Feb 2016 | 1.1 |
| 138 Coleman Road, Beckton, London, E16 3LZ [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HSR/2015/0004</a>                     | Unlicensed house (selective licensing) | individual | £1,200   |            |               | £2,034.81      | council    |       | 25 Feb 2016 | 0.2 |
| 103 Kingsland Road, Plaistow London E13 9NT [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HSR/2015/0005</a>                    | Unlicensed house (selective licensing) | individual |          |            |               | £6,389.91      | council    |       | 16 Feb 2016 | 1.3 |
| 15 Ripley Road, West Beckton, London E16 3EA [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HMA/2015/0002</a>                   | Unlicensed house (selective licensing) | individual | £950     | £11,152.57 |               | £11,152.57     | council    | 100%  | 10 Aug 2015 | 0.3 |

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=E16+3LS>

## 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]<br>GOV.UK: <a href="#">LON/00BB/HMF/2025/0700</a>                                           | Unlicensed HMO                         | individual |          | Dismissed                      | 4          | 7 Oct 2025  | 0.0 |
| 23 York Close, London, E6 5QN [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2024/0176</a>                                                      | Harassment                             | individual |          | Dismissed                      | 2          | 10 Mar 2025 | 1.3 |
| 331 Tollgate Road E6 5YF [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2023/0068</a>                                                           | Harassment                             | individual |          | Out of time or no jurisdiction | 1          | 29 Nov 2023 | 1.5 |
| Flat 1, New Century House, 8 Jude Street, London E16 1FG [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BB/HMF/2022/0017</a> | Unlicensed house (selective licensing) | individual | £1,500   | Order made                     | 1          | 24 Oct 2022 | 1.6 |
| 49 Kelland Road, London, E13 8DS [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HSR/2015/0015</a>                             | Unlicensed house (selective licensing) | individual | £675     | Dismissed                      | council    | 4 Apr 2016  | 1.3 |
| 392A Barking Road, London E13 8HJ [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HMA/2014/0012</a>                            | Unlicensed house (selective licensing) | individual | £650     | Dismissed                      | council    | 26 Mar 2015 | 1.1 |