

Rent repayment orders near E3 2NX

Generated 18 Oct 2026. Decisions within 2 km of E3 2NX. 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=E3+2NX>

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What the tribunal ordered

21 decisions in this search (17 ended in a rent repayment order). In 15 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	85% (17 of 20)	92% (11 of 12)	75% (6 of 8)
Typical amount ordered, per applicant	£5,325 (n=14)	£4,631 (n=10)	too few (n=4)
Typical amount ordered, per decision	£8,982 (n=15, typically 2 applicants)	£8,351 (n=11, typically 2 applicants)	too few (n=4)
Typical share of the maximum the tribunal could award	80% (n=7)	81% (n=6)	too few (n=1)

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
2 Printers Mews, London E3 5NZ [old rules] GOV.UK: LON/00BG/HMF/2025/0644	Unlicensed HMO	individual			£7,305.60	£14,611.20	2		2 Feb 2026	1.0
19 Ballance Road, London E9 5ST [old rules] GOV.UK: LON/00AM/HMF/2025/0749	Unlicensed HMO	individual	£850	£7,761.76	£6,209.40	£6,209.40	1	80%	9 Dec 2025	1.5
1A Haverfield Rd London E3 5BH [old rules] GOV.UK: LON/00BG/HMF/2023/0103	Unlicensed HMO	individual			£6,875	£27,500	4		25 Sep 2023	1.5
41 Brooksbank House, Retreat Place, London E9 6RN [old rules] GOV.UK: LON/00AM/HMF/2021/0110	Unlicensed HMO	company and individuals Green House Estates Ltd	£2,250		£3,993.25	£15,973	4		11 Apr 2023	2.0
Flat 6, Albany Works, Gunmakers Lane, London, E3 5SB [old rules] GOV.UK: LON/00BG/HMF/2021/0255	Unlicensed HMO	individual			£2,993.84	£8,981.52	3		6 May 2022	0.8
87 Canrobert Street, London E2 9PX [old rules] GOV.UK: LON/00BG/HMF/2021/0150	Unlicensed HMO	individual	£3,250		£5,850	£23,400	4		4 Mar 2022	1.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
19 Trehurst Street, London E5 0EB [old rules] GOV.UK: LON/00AM/HMF/2021/0063	Unlicensed HMO	individual			£4,175.50	£8,351	2		29 Nov 2021	1.8
14 Trellis Square, London, E3 2DR [old rules] GOV.UK: LON/00BG/HMF/2021/0126	Unlicensed HMO	individual		£19,125	£4,462.50	£13,387.50	3	70%	25 Oct 2021	1.0
Flat 13, Lakeview Estate, Old Ford Road, London E3 5TB [old rules] GOV.UK: LON/00BG/HMF/2021/0032	Unlicensed HMO	individual	£525		£6,300	£6,300	1		11 Aug 2021	1.4
20 Tomlins Grove, London, E3 4NX [old rules] GOV.UK: LON/00BG/HMF/2021/0023	Unlicensed HMO	individual	£4,520	£54,240	£5,907	£47,256	8	87%	23 Jul 2021	1.2
36 Sidney House, Old Ford Road, London E2 9QB [old rules] GOV.UK: LON/00BG/HMF/2020/0205	Unlicensed HMO	individual		£15,640	£5,865	£11,730	2	75%	22 Apr 2021	1.9
Flat 43 Iron Works, 58 Dace Road, London E3 2NX V [old rules] GOV.UK: LON/00BG/HMF/2020/0084	Unlicensed HMO	individual	£671.66	£2,447.98	£2,447.98	£2,447.98	1	100%	11 Feb 2021	0.0
242 Leanmore Court, 1 Meath Crescent, London, E2 0QA [old rules] GOV.UK: LON/00BG/HMK/2019/0072	Unlicensed HMO	individual	£1,950	£11,090	£2,200	£6,600	3	60%	17 Feb 2020	1.8
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	1.9
6 Dennison Point, Gibbins Road, Stratford, London E15 2LY [old rules] GOV.UK: LON/00BB/HSR/2016/0010	Unlicensed HMO	individual	£460	£5,365	£4,800	£4,800	1	90%	27 Jul 2016	1.2

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
(x3) 1 Driffield Road, London, E3 5NE (1), (2), (3). [period not stated] [figures not yet checked] GOV.UK: LON/00BG/HMF/2024/0704	Unlicensed HMO	individual		Order made	3	22 Jun 2026	1.1
12 Doric House, Mace Street, London E2 0RE [old rules] GOV.UK: LON/00BG/HMF/2025/0747	Unlicensed HMO	individual	£2,560	Dismissed	3	21 Jan 2026	1.9
(x3) 43 Parnell Road, London, E3 2RS [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2024/0677	Unlicensed HMO	company and individuals		Order made	3	18 Aug 2025	0.5
Flat 5, Waverton House, Jodrell Road, London, E3 2LG [old rules] GOV.UK: LON/00BG/HMF/2022/0185	Unlicensed HMO	individual		Dismissed	1	27 Mar 2023	0.5
44 Abercrombie Road, London E20 1FU [old rules] GOV.UK: LON/00BB/HMF/2020/0211	Unlicensed HMO	company and individuals	£3,200	Dismissed	5	23 Jan 2022	1.6
69 Coopersale Road, London E9 6AU [old rules] [figures not yet checked] GOV.UK: LON/00AM/HMF/2020/0217	Unlicensed HMO	individual		Order made	9	14 Jun 2021	2.0