

Rent repayment orders near E3 5BH

Generated 18 Oct 2026. Decisions within 2 km of E3 5BH. 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+5BH>

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: hello@rentrisecheck.uk. The figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). Individual landlords are never named here; companies are. GOV.UK guidance and form RRO1: <https://www.gov.uk/guidance/rent-repayment-orders-guidance-for-tenants>

What the tribunal ordered

53 decisions in this search (42 ended in a rent repayment order). In 38 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	84% (42 of 50)	86% (24 of 28)	82% (18 of 22)
Typical amount ordered, per applicant	£4,369 (n=38)	£4,462 (n=23)	£3,993 (n=15)
Typical amount ordered, per decision	£8,808 (n=38, typically 3 applicants)	£7,982 (n=23, typically 2 applicants)	£12,120 (n=15, typically 4 applicants)
Typical share of the maximum the tribunal could award	82% (n=20)	89% (n=15)	80% (n=5)

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
Flat 12 Trevelyan House, Morpeth Street, London E2 0PY [period not stated] GOV.UK: LON/00BG/HMF/2026/0022	Unlicensed HMO	individual			£7,023.27	£28,093.10	4		24 Aug 2026	0.6
118 Broomfield Street, Poplar, Tower Hamlets, E14 6BQ [old rules] GOV.UK: LON/00BG/HMF/2025/0732	Unlicensed HMO	individual	£2,550	£30,600	£8,160	£24,480	3	80%	7 May 2026	2.0
Flat 5 Paris House, London, E2 6QT [old rules] GOV.UK: LON/00BG/HMF/2025/0727	Unlicensed HMO	company Mio Real Estate Ltd			£1,288.42	£6,442.10	5		6 Mar 2026	1.4
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	0.7
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	1.9
Flat 8 Thornaby House, Canrobart Street, London, E2 0BE [old rules] GOV.UK: LON/00BG/HMF/2025/0603	Unlicensed HMO	individual			£2,158.76	£8,635.06	4		3 Sep 2025	1.4

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 27, Ajax House, Old Bethnal Green Road, London, E2 6QY [old rules] GOV.UK: LON/00BG/HMF/2024/0177	Unlicensed HMO	company and individuals	£2,300	£23,427.22	£3,123.63	£9,370.89	3	40%	6 Jan 2025	1.4
124 Gosset Street, London E2 6NT [old rules] GOV.UK: LON/00BG/HMF/2023/0016	Unlicensed house (selective licensing)	company CL Wapping Estate Limited	£2,300		£5,290	£21,160	4		20 Dec 2023	1.9
57 Globe Road, London E1 4DY [old rules] GOV.UK: LON/00BG/HMF/2023/0077	Unlicensed HMO	individual			£3,030	£12,120	4		29 Nov 2023	0.8
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	0.0
Flat 4 Timor House, Duckett Street, London E1 4SP [old rules] GOV.UK: LON/00BG/HMB/2021/0015	Unlicensed HMO	company City Move Properties Limited	£607	£2,868	£2,404.18	£2,404.18	1	84%	3 Jul 2023	0.9
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	1.9
Flat 8, Horwood House, Pott Street, London E2 0EH [old rules] GOV.UK: LON/00BG/HMF/2022/0087	Unlicensed HMO	individual	£650		£3,032.61	£6,065.22	2		21 Feb 2023	1.3
25 Alderney Road, London, E1 4EG [old rules] GOV.UK: LON/00BG/HMF/2022/0152	Unlicensed HMO	individual	£3,066.11	£1,287.13	£257.43	£1,029.70	4	80%	9 Jan 2023	0.8
Flat 2 Bancroft House, Cephas Street, London, E1 4HR [old rules] GOV.UK: LON/00BG/HMF/2022/0060	Unlicensed HMO	individual			£4,833.33	£14,500	3		24 Nov 2022	1.1
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
105 Rhodeswell Road, London E14 7TW [old rules] GOV.UK: LON/00BG/HMF/2021/0028	Unlicensed HMO	company and individuals EMPL Property Management Limited		£8,550	£4,275	£8,550	2	100%	17 Mar 2022	1.6
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	0.5
65 Clearbrook Way, London, E1 0SD [old rules] GOV.UK: LON/00BG/HMF/2021/0182	Unlicensed HMO	individual		£22,173.37	£5,543.35	£11,086.69	2	50%	24 Feb 2022	1.7
67 Cleveland Way, London, E1 4TZ [old rules] GOV.UK: LON/00BG/HMF/2021/0213	Unlicensed HMO	company G Home Share Limited			£6,062	£30,310	5		14 Feb 2022	1.2
31 Thornaby House, Canrobert Street, London E2 0BE [old rules] GOV.UK: LON/00BG/HMG/2021/0005	Unlicensed HMO	individual	£2,050		£2,660.77	£7,982.30	3		15 Dec 2021	1.4
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	0.7
Flat 206 Harley House, 11 Frances Wharf, London E14 7FP [old rules] GOV.UK: LON/00BG/HMF/2021/0121	Unlicensed HMO	individual	£1,100		£3,550	£3,550	1		6 Oct 2021	1.8

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
22 Mile End Place, London E1 4BH [old rules] GOV.UK: LON/00BG/HMF/2021/0111	Unlicensed HMO	individual	£1,850	£18,500	£5,500	£16,500	3	89%	5 Oct 2021	0.8
69 Brabazon Street, London, E14 6BL [old rules] GOV.UK: LON/00BG/HMF/2021/0035	Unlicensed HMO	individual		£4,550	£4,550	£4,550	1	100%	31 Aug 2021	2.0
Flat 2, Bantry House, Ernest Street, London, E1 4QX [old rules] GOV.UK: LON/00BG/HMF/2021/0075	Unlicensed HMO	company and individuals Joes Property Limited			£4,074.80	£20,374	5		19 Aug 2021	0.8
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	0.5
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	0.6
44 Broomfield Street, London E14 6BQ [old rules] GOV.UK: LON/00BG/HMG/2020/0007	Unlicensed HMO	individual	£715	£4,313.50	£4,163.50	£4,163.50	1	96%	18 Mar 2021	2.0

Showing the 30 most recent of 38. 8 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=E3+5BH>

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
19 Alderney Road, London E1 4EG [old rules] GOV.UK: LON/00BG/HMF/2025/0807	Unlicensed HMO	company VHGK Limited	£5,000	Other ruling	6	10 Jul 2026	0.8
(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	0.5
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	0.6
(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	1.0
Flat 3 Ladyfern House, Gale Street, London E3 3RQ [old rules] GOV.UK: LON/00BG/HMF/2024/0001	Violence for securing entry	individual		Dismissed	1	9 May 2025	1.8
42 Mansford Street, London E2 7AJ [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2024/0167	Unlicensed HMO	individual		Order made	3	22 Apr 2025	1.6
62 Wyllen Close, London E1 4HQ [old rules] [council application] GOV.UK: LON/00BG/HMF/2024/0092	Unlicensed HMO	company Smart Move Apartments Ltd	£2,000	Dismissed	council	15 Nov 2024	1.3
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	1.3
15 Massingham Street, London E1 4EP [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2021/0235	Unlicensed HMO	individual	£2,097	Order made	3	16 Mar 2022	0.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applica nts	Decided	km
4 Weddell House, Duckett Street, London E1 4LT [old rules] GOV.UK: LON/00AL/HMF/2021/0186	Unlicensed HMO	individual	£3,029	Dismissed	5	16 Mar 2022	0.8

Showing the 10 most recent of 15. 5 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=E3+5BH>