

Rent repayment orders near E6 1LS

Generated 18 Oct 2026. Decisions within 2 km of E6 1LS. 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=E6+1LS>

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What the tribunal ordered

27 decisions in this search (21 ended in a rent repayment order). In 21 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	88% (21 of 24)	100% (16 of 16)	62% (5 of 8)
Typical amount ordered, per applicant	£4,410 (n=9)	too few (n=4)	£4,160 (n=5)
Typical amount ordered, per decision	£8,377 (n=21, typically 2 applicants)	£6,088 (n=16, typically 1 applicant)	£12,480 (n=5, typically 3 applicants)
Typical share of the maximum the tribunal could award	70% (n=9)	100% (n=5)	too few (n=4)

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
146 Osborne Road, London, E7 0PN [old rules] GOV.UK: LON/00BB/HMF/2024/0708	Unlicensed HMO	company and individuals		£25,200	£4,410	£17,640	4	70%	28 Jul 2025	1.8
52 Wanlip Road, London E13 8QP [old rules] GOV.UK: LON/00BB/HMB/2023/0003	Illegal eviction	individual			£6,300	£12,600	2		15 Sep 2023	2.0
12 Creighton Avenue, London E6 3DS [old rules] GOV.UK: LON/00BB/HMF/2022/0268	Unlicensed HMO	individual	£1,600	£19,200	£4,160	£12,480	3	65%	23 Jun 2023	0.8
66 Creighton Avenue E6 3DS NEW [old rules] GOV.UK: LON/00BB/HMF/2022/0122	Unlicensed HMO	individual		£20,645.50	£2,478.54	£12,392.70	5	60%	17 Mar 2023	0.8
375 Green Street, London E13 9AU [old rules] GOV.UK: LON/00BB/HMB/2021/0008	Illegal eviction	individual	£300	£3,600	£3,600	£3,600	1	100%	21 Dec 2022	0.8
174 Upton Lane, London, E7 9NN [old rules] GOV.UK: LON/00BB/HMB/2022/0003	Unlicensed HMO	individual	£450		£2,825	£2,825	1		10 Aug 2022	1.7
Studio 6, 375 Katherine Road, London, E7 8LT [old rules] GOV.UK: LON/00BB/HMF/2021/0250	Unlicensed house (selective licensing)	company Avenues Estates Limited	£700		£5,330	£5,330	1		17 Jun 2022	1.0

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
40 Eastbourne Road, London E6 6AT V [old rules] GOV.UK: LON/00AC/HMF/2019/0103	Unlicensed HMO	individual	£530	£5,785.77	£5,785.77	£5,785.77	1	100%	26 Jan 2021	1.6
Ground floor flat 229 Katherine Road London E6 1BU [old rules] GOV.UK: LON/00BB/HMF/2018/0044	Unlicensed house (selective licensing)	individual			£5,500	£11,000	2		25 Mar 2019	0.4
19 Wanlip Road, London E13 8QR [old rules] [council application] GOV.UK: LON/00BB/HSR/2016/0009	Unlicensed house (selective licensing)	individual	£1,125.02	£6,652.99		£4,573.09	council	69%	13 Jul 2016	2.0
45 Malvern Road, East Ham, London E6 1LS [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0020	Unlicensed house (selective licensing)	individual				£8,975.47	council		11 Mar 2016	0.0
Flat 21 Castle point, Boundary Road, Plaistow, London, E13 9PW [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0019	Unlicensed house (selective licensing)	individual				£8,377	council		11 Mar 2016	1.0
103 Kingsland Road, Plaistow London E13 9NT [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0005	Unlicensed house (selective licensing)	individual				£6,389.91	council		16 Feb 2016	1.2
First floor flat, 124 Whyteville Road, London E7 9LT [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0007	Unlicensed house (selective licensing)	individual		£8,586.91		£8,586.91	council	100%	16 Feb 2016	1.5
113 Collins House, Whiting Avenue, Barking IG11 8JT [old rules] [council application] GOV.UK: LON/00AB/HMA/2015/0013	Unlicensed house (selective licensing)	individual				£5,010.69	council		31 Dec 2015	1.9
165a Gainsborough Avenue, London E12 6JN [old rules] [council application] GOV.UK: LON/00BB/HMA/2015/0015	Unlicensed house (selective licensing)	individual				£9,347.31	council		14 Dec 2015	1.8
216 Shrewsbury Road, London E7 8QJ [old rules] [council application] GOV.UK: LON/00BB/HMA/2015/0005	Unlicensed house (selective licensing)	individual	£1,100	£11,453.75		£11,453.75	council	100%	28 Sep 2015	0.9
86A, Wellstead Road, London E6 6DD [old rules] [council application] GOV.UK: LON/00BB/HMA/2014/0011	Unlicensed house (selective licensing)	individual				£5,690.13	council		13 May 2015	1.4
32 Langdon Road, London E6 2QB [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0001	Unlicensed house (selective licensing)	individual	£1,400			£8,891.40	council		30 Apr 2015	1.2
66 Rosedale Road, London E7 8AT [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0002	Unlicensed house (selective licensing)	individual	£1,075			£3,053.30	council		30 Apr 2015	1.4
FFF 3 Skeffington Road, London, E6 2NA [old rules] [council application] GOV.UK: LON/00BB/HMA/2014/0013	Unlicensed house (selective licensing)	individual		£10,200		£5,100	council	50%	6 Mar 2015	0.5

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
147 Strone Road, London, E7 8ET [old rules] GOV.UK: LON/00BB/HMG/2025/0656	Unlicensed house (selective licensing)	individual		Dismissed	1	5 May 2026	1.1
20b St Georges Road, Forest Gate, Newham, London E7 8HY [old rules] GOV.UK: LON/00BB/HMC/2024/0600	Improvement notice not complied with	individual		Dismissed	1	29 Sep 2025	1.5

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applica nts	Decided	km
7 Plashet Road, London, E13 0PZ [old rules] GOV.UK: LON/00BB/HMF/2024/0264	Unlicensed HMO	company and individuals		Dismissed	1	22 Apr 2025	1.7
92a Hampton Road, London, E7 0NU [old rules] [figures not yet checked] GOV.UK: LON/00BB/HMG/2024/0029	Unlicensed HMO	individual	£1,200	Order made	1	3 Dec 2024	1.9
52B Terrace Road, London, E13 0PB [old rules] [figures not yet checked] GOV.UK: LON/00BB/HMG/2024/0017	Unlicensed HMO	individual		Order made	1	25 Oct 2024	1.7