Rent repayment orders near E7 0AU

Generated 18 Oct 2026. Decisions within 2 km of E7 0AU. 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=E7+0AU

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

25 decisions in this search (18 ended in a rent repayment order). In 18 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	82% (18 of 22)	93% (13 of 14)	62% (5 of 8)
Typical amount ordered, per applicant	£4,345 (n=14)	£4,281 (n=9)	£4,410 (n=5)
Typical amount ordered, per decision	£5,413 (n=18, typically 1 applicant)	£5,330 (n=13, typically 1 applicant)	£8,522 (n=5, typically 1 applicant)
Typical share of the maximum the tribunal could award	78% (n=10)	92% (n=6)	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
Flat 3 High Stone Apartments, 509 High Road, Leytonstone, E11 4ZG [old rules] GOV.UK: LON/00BH/HMF/2025/0629	Unlicensed HMO	company Gopalakrisnan Properties Limited	£1,970	£16,440	**£6,165**	£12,330	2	75%	15 Jan 2026	1.1
72 Emily Duncan Place, Woodgrange Road, Forest Gate, London, E7 0BB [old rules] GOV.UK: LON/00BB/HMG/2025/0610	Unlicensed house (selective licensing)	individual	£1,450		**£1,607.25**	£1,607.25	1		27 Oct 2025	0.5
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	1.1
596A High Road Leytonstone, London, E11 3DA [old rules] GOV.UK: LON/00BH/HMG/2024/0023	Unlicensed house (selective licensing)	individual	£1,050	£11,362.84	**£8,522.13**	£8,522.13	1	75%	17 Oct 2024	1.5
Flat A, 90 Vansittart Road, London E7 0AA [old rules] GOV.UK: LON/00BH/HMF/2022/0204	Unlicensed house (selective licensing)	individual		£8,000	**£2,000**	£2,000	1	25%	14 Jul 2023	0.1
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	1.4

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
178 Langthorne Road, London, E11 4HS [old rules] GOV.UK: LON/00BH/HMB/2021/0016	Harassment	individual			**£5,894.47**	£11,788.94	2		7 Jul 2022	1.5
Studio 6, 375 Katherine Road, London, E7 8LT [old rules] GOV.UK: LON/00B/HMF/2021/0250	Unlicensed house (selective licensing)	company Avenues Estates Limited	£700		**£5,330**	£5,330	1		17 Jun 2022	1.9
3 Aylmer Road, London E11 3AD [old rules] GOV.UK: LON/00BH/HMF/2021/0135	Unlicensed house (selective licensing)	individual		£5,350.72	**£4,280.57**	£4,280.57	1	80%	15 Nov 2021	1.7
101 Maryland Street, E15 1JD [old rules] GOV.UK: LON/00BB/HMF/2020/0208	Unlicensed HMO	individual	£700	£7,350	**£6,615**	£6,615	1	90%	21 Jun 2021	1.3
97 Chandos Road, London E15 1TT [old rules] GOV.UK: LON/00BB/HMF/2020/0083	Unlicensed house (selective licensing)	individual	£700	£5,222.14	**£4,918.38**	£4,918.38	1	94%	12 Apr 2021	1.3
70 Devonshire Close, E15 1UG [old rules] GOV.UK: LON/00BH/HMK/2018/0017	Unlicensed house (selective licensing)	individual	£1,200		**£1,650**	£3,300	2		5 Oct 2018	0.7
26 Atherton Road, Forest Green, London E7 9AJ [old rules] GOV.UK: LON/00BB/HMK/2018/0018	Unlicensed HMO	company Let Sell Property Limited	£560	£4,326.35	**£2,200**	£2,200	1	51%	25 Jul 2018	0.9
875A High Road, Leytonstone, London E11 1HR [old rules] GOV.UK: LON/00BH/HMA/2017/0001	Unlicensed HMO	individual			**£2,748.41**	£5,496.82	2		16 Aug 2017	1.9
8 Eric Close, Forest Gate, London E7 0AY [old rules] [council application] GOV.UK: LON/00BB/HSR/2015/0012	Unlicensed house (selective licensing)	individual				£9,384.43	council		24 Feb 2016	0.1
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	1.3
57 Fowler Road, London E7 0AU [old rules] [council application] GOV.UK: LON/00BB/HMA/2015/0003	Unlicensed house (selective licensing)	individual	£1,083.33	£10,491.11		£10,491.11	council	100%	3 Aug 2015	0.0
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	1.5

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	1.8
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
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	1.9
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	1.0
1 Janson Road, London, E15 1TG [old rules] GOV.UK: LON/00BN/HNA/2023/0046	Unlicensed HMO	company		Other ruling	4	15 Jan 2024	0.9

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.
This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
153 Twickenham Road, Leytonstone, London E11 4BN [old rules] [figures not yet checked] GOV.UK: LON/00BH/HMF/2021/0274	Unlicensed house (selective licensing)	individual	£1,400	Order made	2	6 Jun 2022	1.9
63 Bolton Road, London E15 4JY [old rules] GOV.UK: LON/00BB/HMF/2019/0108	Harassment	individual		Dismissed	1	15 Oct 2020	1.3

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.
This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.