Rent repayment orders near E7 8AT

Generated 19 Oct 2026. Decisions within 2 km of E7 8AT. 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+8AT

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What the tribunal ordered

30 decisions in this search (22 ended in a rent repayment order). In 22 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	81% (22 of 27)	94% (15 of 16)	64% (7 of 11)
Typical amount ordered, per applicant	£2,479 (n=13)	£2,512 (n=6)	£2,479 (n=7)
Typical amount ordered, per decision	£6,854 (n=22, typically 1 applicant)	£8,377 (n=15, typically 1 applicant)	£3,600 (n=7, typically 2 applicants)
Typical share of the maximum the tribunal could award	62% (n=12)	75% (n=6)	62% (n=6)

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.

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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
32A Little Ilford Lane, London, E12 5PW [old rules] GOV.UK: LON/00BB/HMF/2026/0016	Other	individual	£410	£4,100	**£307.50**	£615	2	15%	23 Jul 2026	1.6
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	1.0
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	0.4
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	1.5
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	1.9
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	1.9
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	1.4

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	1.0
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	0.6
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	1.0
21 Geere Road, E15 3PN [old rules] GOV.UK: LON/00BG/HMB/2018/0001	Harassment	individual	£500	£3,000	**£1,185**	£1,185	1	40%	16 Oct 2018	2.0
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	2.0
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	1.6
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	1.4
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	2.0
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	1.4
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	0.6
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	0.5
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	1.5
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	0.0
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	1.7

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	0.3

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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
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	0.9
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	1.4
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	0.5
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	1.8
52A, Little Ilford Lane, London E12 5PW [old rules] GOV.UK: LON/00BB/HMF/2022/0065	Improvement notice not complied with	individual		Struck out	1	1 Dec 2022	1.6
63 Bolton Road, London E15 4JY [old rules] GOV.UK: LON/00BB/HMF/2019/0108	Harassment	individual		Dismissed	1	15 Oct 2020	1.5

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