Rent repayment orders near EC1M 6AU

Generated 18 Oct 2026. Decisions within 2 km of EC1M 6AU. 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=EC1M+6AU

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What the tribunal ordered

36 decisions in this search (30 ended in a rent repayment order). In 27 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	91% (30 of 33)	100% (10 of 10)	87% (20 of 23)
Typical amount ordered, per applicant	£4,306 (n=27)	£2,941 (n=8)	£4,680 (n=19)
Typical amount ordered, per decision	£9,360 (n=27, typically 3 applicants)	£6,090 (n=8, typically 3 applicants)	£10,942 (n=19, typically 3 applicants)
Typical share of the maximum the tribunal could award	78% (n=14)	80% (n=5)	75% (n=9)

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 4, 14 Argyle Walk, London WC1H 8HA [old rules] GOV.UK: LON/00AG/HMF/2025/0613	Unlicensed HMO	individual		£35,400	**£6,188.25**	£24,753	4	70%	18 Aug 2025	1.6
18 Clerkenwell Close, London , EC1R 0AA [old rules] GOV.UK: LON/00AU/HMF/2024/0148	Unlicensed HMO	company Property Guardian Protection Ltd	£1,680	£7,580.58	**£2,490.19**	£4,980.38	2	66%	3 Jun 2025	0.4
Flat 14, Aberdeen Mansions, Kenton Street, London WC1N 1NN [old rules] GOV.UK: LON/00BK/HMF/2022/0035	Unlicensed HMO	individual			**£4,035.73**	£12,107.20	3		23 Jul 2024	1.7
Flat 14 Atlantic House, 14 Waterson Street, London, E2 8HH [old rules] GOV.UK: LON/00AM/HMF/2023/0235	Unlicensed HMO	individual		£28,800.14	**£2,400.01**	£7,200.04	3	25%	4 Jul 2024	1.8
Flat 164 Peregrine House Hall Street London EC1V 7PT [old rules] GOV.UK: LON/00AU/HMF/2023/0273	Unlicensed HMO	individual	£3,250		**£3,647.21**	£10,941.63	3		8 May 2024	0.8
Flat 14 Farriers House, Errol Street, London EC1Y 8T [old rules] GOV.UK: LON/00AU/HMF/2022/0199	Unlicensed HMO	individual			**£4,800.69**	£14,402.06	3		7 May 2024	0.6

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
5 Element Court, 11 Chance Street, London, E2 7JB [old rules] GOV.UK: LON/00BG/HMF/2023/0154	Unlicensed house (selective licensing)	individual			**£4**	£4	1		12 Jan 2024	1.8
9b Sandys Row, London, E1 7HW [old rules] GOV.UK: LON/00BG/HMG/2023/0019	Unlicensed house (selective licensing)	individual			**£5,760**	£11,520	2		20 Dec 2023	1.7
Flat 14 Caliban Towers, London N1 6PW [old rules] GOV.UK: LON/00AM/HMF/2021/0192	Unlicensed HMO	individual	£650	£2,457.55	**£2,088.92**	£2,088.92	1	85%	26 Oct 2023	1.7
4 Osric Path, London, N1 6PZ [old rules] GOV.UK: LON/00AM/HMF/2023/0061	Unlicensed HMO	individual		£28,600	**£5,720**	£28,600	5	100%	30 Aug 2023	1.7
Flat 32 Buxton Court, London N1 7TN [old rules] GOV.UK: LON/00AM/HMF/2023/0058	Unlicensed HMO	individual	£450	£5,036	**£4,306.35**	£4,306.35	1	86%	31 Jul 2023	0.9
28 Thornhill Bridge Wharf Caledonian Road, N1 0RU [old rules] GOV.UK: LON/00AU/HMF/2022/0278	Unlicensed HMO	company Equinox Re Ltd			**£1,705**	£3,410	2		5 Jul 2023	1.8
Flat 8, 29-31Dingley Place EC1V 8BR [old rules] GOV.UK: LON/00AU/HMF/2022/0257	Unlicensed HMO	company			**£10,201.33**	£30,604	3		22 May 2023	0.8
Flat 1 & Flat 6, 36 Upper Street , London, N1 OPN [old rules] GOV.UK: LON/00AU/HMF/2022/0229	Unlicensed HMO	company	£1,300		**£10,400**	£20,800	2		28 Apr 2023	1.4
Flat 1, 125 Packington Street, London, N1 7EA [old rules] GOV.UK: LON/00AU/HMF/2022/0198	Unlicensed HMO	company and individuals	£3,045	£23,466.11	**£5,866.53**	£17,599.58	3	75%	18 Apr 2023	1.5
14b Austin Street London E2 7NB [old rules] GOV.UK: LON/00BG/HMF/2022/0155	Unlicensed house (selective licensing)	individual	£1,300	£15,600	**£4,680**	£9,360	2	60%	12 Apr 2023	1.8
Flat 32 Buxton Court N1 7TN RRO [old rules] GOV.UK: LON/00AM/HMF/2022/0061	Unlicensed HMO	company and individuals	£733.33	£8,800	**£7,920**	£7,920	1	90%	22 Mar 2023	0.9
Flat 5, Evelyn Court, Evelyn Walk, London N1 7PJ [old rules] GOV.UK: LON/00AM/HMF/2022/0161	Unlicensed HMO	individual			**£5,020**	£15,060	3		20 Dec 2022	1.4
(x2) Flat 2, 41 Calthorpe Street, London, WC1X 0JX & [old rules] GOV.UK: LON/00AG/HMF/2020/0057	Unlicensed HMO	company Drumlin Limited			**£2,578**	£10,312	4		8 Sep 2022	1.0
Flat 3 Victoria Chambers, Luke Street, London EC2A 4EE [old rules] GOV.UK: LON/00AM/HMF/2021/0303	Unlicensed HMO	individual			**£1,665**	£4,995	3		20 Jun 2022	1.2
Flat 4, 9 Rheidol Terrace, London, N1 8NT [old rules] GOV.UK: LON/00AU/HMF/2021/0244	Unlicensed HMO	individual		£7,725	**£2,060**	£6,180	3	80%	5 May 2022	1.4
55 Geffrye Court, London N1 6RX [old rules] GOV.UK: LON/00AM/HMF/2021/0226	Unlicensed HMO	individual		£8,150	**£6,000**	£6,000	1	74%	28 Apr 2022	1.9
5 Tompion House, London, EC1V 0HU [old rules] GOV.UK: LON/00AU/HMF/2021/0166	Unlicensed HMO	company Smart Rooms Limited	£714	£1,183.40	**£946.72**	£946.72	1	80%	7 Feb 2022	0.4
Flat 22, Catherwood Court, Murray Grove, London, N1 7NN [old rules] GOV.UK: LON/00AM/HMF/2021/0031	Unlicensed house (selective licensing)	company Waat Properties Limited		£5,085.72	**£5,085.72**	£5,085.72	1	100%	26 Jul 2021	1.2
Flat 2c Gate Street, London WC2A 3HP [old rules] GOV.UK: LON/00AG/HMF/2020/0069	Unlicensed HMO	company and individuals Flat Sharing Limited			**£3,822.54**	£22,935.26	6		10 Feb 2021	1.4

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Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 22, 46 Britannia Street London WC1X 9JH [old rules] GOV.UK: LON/00AG/HMF/2019/0093	Unlicensed HMO	company and individuals			**£1,266.67**	£7,600	6		3 Apr 2020	1.5
Flat 28 Laney House, Portpool Lane, London EC1N 7UL [old rules] GOV.UK: LON/00AG/HMF/2019/0001	Unlicensed HMO	individual	£3,900	£46,800	**£6,552**	£32,760	5	70%	27 Jan 2020	0.6

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
Colonial Building, 59-61 Hatton Garden Rear Building, London, EC1N 8LS [old rules] GOV.UK: LON/00AG/HMB/2025/0011	Illegal eviction	company		Dismissed	1	6 Mar 2026	0.6
Flat 7 Grafton Mansions, Dukes Road, London, WC1H 9AB [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2024/0266	Unlicensed HMO	individual		Order made	3	14 Jul 2025	2.0
Ground Floor and Basement, 33, Betterton Street, London WC2H 9BQ [old rules] GOV.UK: LON/00AG/HMG/2023/0004	Unlicensed HMO	company Betterton Duplex Ltd		Dismissed	3	15 May 2024	1.8
Flat 32 Buxton Court, Thoresby Street, London N1 7TN [old rules] GOV.UK: LON/00AM/HMF/2022/0077	Unlicensed HMO	company		Other ruling	2	22 Mar 2023	0.9
Room 23, Third Floor, 16 Brooke Street, London EC1N 7RB [old rules] GOV.UK: LON/00AG/HMB/2022/0009	Harassment	company Origin Housing Ltd		Dismissed	1	13 Mar 2023	0.7
2 Preachers Court, The Charterhouse, 15 Charterhouse Square, London EC1M 6AU [old rules] GOV.UK: LON/00AU/HMF/2020/0245	Unlicensed HMO	individual		Other ruling	1	21 Sep 2022	0.0
25 Remington Street, London, N1 8DH [old rules] [figures not yet checked] GOV.UK: LON/00AU/HMF/2021/0204	Unlicensed HMO	company		Order made	3	17 Feb 2022	0.9
7 Carter House, Brune Street, London E1 7NN [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2020/0188	Unlicensed house (selective licensing)	individual		Order made	4	24 May 2021	1.9
Flat 14, Caliban Towers, Arden Estate, London N1 6PW [old rules] [figures not yet checked] GOV.UK: LON/00AM/HMK/2019/0020	Illegal eviction	individual		Order made	1	28 Aug 2019	1.7

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