

Rent repayment orders near EC2A 4EE

Generated 18 Oct 2026. Decisions within 2 km of EC2A 4EE. 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=EC2A+4EE>

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What the tribunal ordered

70 decisions in this search (63 ended in a rent repayment order). In 57 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	94% (63 of 67)	96% (27 of 28)	92% (36 of 39)
Typical amount ordered, per applicant	£5,004 (n=57)	£5,714 (n=23)	£4,836 (n=34)
Typical amount ordered, per decision	£7,920 (n=57, typically 2 applicants)	£6,345 (n=23, typically 1 applicant)	£8,525 (n=34, typically 2 applicants)
Typical share of the maximum the tribunal could award	80% (n=29)	80% (n=13)	80% (n=16)

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 5 Paris House, London, E2 6QT [old rules] GOV.UK: LON00BG/HMF/2025/0727	Unlicensed HMO	company Mio Real Estate Ltd			£1,288.42	£6,442.10	5		6 Mar 2026	1.8
Flat 8 Thornaby House, Canrobert Street, London, E2 0BE [old rules] GOV.UK: LON00BG/HMF/2025/0603	Unlicensed HMO	individual			£2,158.76	£8,635.06	4		3 Sep 2025	1.7
8 McDougall House, Turin Street, London, E2 6BE [old rules] GOV.UK: LON00BG/HMF/2024/0631	Unlicensed HMO	individual	£2,600		£7,206.67	£21,620	3		27 Aug 2025	1.1
18 Clerkenwell Close, London, EC1R 0AA [old rules] GOV.UK: LON00AU/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	1.6
Flat 2 Speakman House, Gibraltar Walk, London, E2 7EW [old rules] GOV.UK: LON00BG/HMF/2024/0032	Unlicensed house (selective licensing)	company and individuals Kenneth Lloyds Limited		£6,345	£4,124	£4,124	1	65%	6 Mar 2025	1.0
Flat 27, Ajax House, Old Bethnal Green Road, London, E2 6QY [old rules] GOV.UK: LON00BG/HMF/2024/0177	Unlicensed HMO	company and individuals	£2,300	£23,427.2	£3,123.63	£9,370.89	3	40%	6 Jan 2025	1.9

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 32 Sugar House, 99 Leman Street, London E1 8GH [old rules] GOV.UK: LON/00BG/HMG/2023/0006	Unlicensed house (selective licensing)	individual	£1,330		£5,004.10	£5,004.10	1		22 Oct 2024	1.7
Flat 8 Vibeca Apartments, 7 Chicksand Street, London E1 5LD [old rules] GOV.UK: LON/00BG/HMF/2024/0127	Unlicensed house (selective licensing)	company		£7,600	£6,800	£6,800	1	90%	16 Oct 2024	1.1
50 Grimsby Street, London E2 6ES [old rules] GOV.UK: LON/00BG/HMG/2024/0019	Unlicensed house (selective licensing)	individual	£3,300	£39,600	£6,435	£25,740	4	65%	29 Aug 2024	0.9
Flat 28 Osborn Street, London E1 6TD [old rules] GOV.UK: LON/00BG/HMF/2023/0224	Unlicensed HMO	company and individuals Cherry Deals Limited			£8,415	£8,415	1		12 Aug 2024	1.3
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	0.7
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	1.3
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
Flat 118 Skyline Plaza Building, 80 Commercial Road London E1 1NZ [old rules] GOV.UK: LON/00BG/HMF/2022/0034	Unlicensed house (selective licensing)	individual	£1,300		£2,730	£5,460	2		20 Mar 2024	1.6
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	0.6
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	0.8
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	1.3
Flat 6, 26-32 Bacon Street, London E2 6DY [old rules] GOV.UK: LON/00BG/HMF/2023/0046	Unlicensed house (selective licensing)	company Rosemede Homes Ltd		£12,177.50	£4,871	£9,742	2	80%	13 Nov 2023	0.9
93-95 Commercial Road, London E1 1RD [old rules] GOV.UK: LON/00BG/HMF/2023/0118	Unlicensed house (selective licensing)	company MPL Estates Ltd	£1,650		£6,100	£18,300	3		30 Oct 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	0.9
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	0.9
4 Florin Court, 8 Dock Street, London E1 8JR [old rules] GOV.UK: LON/00BG/HMF/2023/0008	Unlicensed HMO	company	£1,200		£2,860	£2,860	1		30 Aug 2023	1.8
Flat 47, Bernard Baron House, 71 Henriques Street, London E1 1LZ [old rules] GOV.UK: LON/00BG/HMF/2023/0059	Unlicensed house (selective licensing)	individual	£1,300	£10,400	£4,150	£8,300	2	80%	21 Aug 2023	1.7
Flat 3, 93-95 Commercial Road, London, E1 1RD [old rules] GOV.UK: LON/00BG/HMF/2023/0041	Unlicensed house (selective licensing)	company	£1,700	£17,003	£5,101	£15,303	3	90%	3 Aug 2023	1.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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
Flat 12, 26-32 Bacon Street, London E2 6DY [old rules] GOV.UK: LON/00BG/HMF/2023/0031	Unlicensed house (selective licensing)	company Rosemede Homes Ltd	£1,150	£9,719.35	£7,775.48	£7,775.48	1	80%	28 Jul 2023	0.9
Flat 8, 29-31 Dingley 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 0PN [old rules] GOV.UK: LON/00AU/HMF/2022/0229	Unlicensed HMO	company	£1,300		£10,400	£20,800	2		28 Apr 2023	1.9
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	1.6
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	0.6

Showing the 30 most recent of 57. 27 more, and the rest of this search, are in the full list online:
<https://rentrisecheck.uk/rro/search?postcode=EC2A+4EE>

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	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
Flat 5, 13 New Road E1 1HE [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2023/0149	Unlicensed house (selective licensing)	individual	£1,100	Order made	2	14 Mar 2024	1.8
27 Casson Street, London E1 5LA [old rules] [council application] GOV.UK: LON/00BG/HMF/2022/0284	Unlicensed HMO	individual		Dismissed	council	19 Jun 2023	1.3
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	1.9
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	1.2
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	1.4
Flat 96a Brick Lane, London E1 6RL [old rules] [council application] GOV.UK: LON/00BG/HMF/2020/0237	Unlicensed HMO	company and individuals		Dismissed	council	19 Jul 2021	1.0
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	0.9

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