

Rent repayment orders near HA2 0UF

Generated 24 Oct 2026. Decisions within 10 km of HA2 0UF. 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=HA2+0UF>

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What the tribunal ordered

53 decisions in this search (37 ended in a rent repayment order). In 37 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	71% (37 of 52)	67% (14 of 21)	74% (23 of 31)
Typical amount ordered, per applicant	£3,545 (n=36)	£3,550 (n=13)	£3,540 (n=23)
Typical amount ordered, per decision	£6,720 (n=37, typically 2 applicants)	£9,288 (n=14, typically 2 applicants)	£5,993 (n=23, typically 2 applicants)
Typical share of the maximum the tribunal could award	65% (n=23)	75% (n=7)	62% (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
15 Shakespeare Road, London W3 6SG [old rules] GOV.UK: LON00AJ/HMF/2025/0847	Unlicensed HMO	company Roomerang Holdings Ltd			£7,743.97	£23,231.90	3		18 Mar 2026	9.3
6 Mersey Walk, Northolt, UB5 6TH [old rules] GOV.UK: LON00AJ/HMF/2025/0775	Unlicensed house (selective licensing)	individual	£1,450	£8,700	£5,220	£5,220	1	60%	9 Feb 2026	3.5
Flat 17 Lister Court, Pasteur Close, London, NW9 5HZ [old rules] GOV.UK: LON00AC/HTC/2024/0023	Illegal eviction	individual		£7,000	£6,500	£6,500	1	93%	4 Feb 2026	8.3
9 Poppy Close, London UB5 5TP [old rules] GOV.UK: LON00AJ/HMG/2025/0631	Unlicensed house (selective licensing)	individual	£1,600	£4,691.95	£3,284.37	£3,284.37	1	70%	29 Jan 2026	2.3
44 Dorset Waye, Hounslow, TW5 0ND [old rules] GOV.UK: LON00AT/HMF/2025/0707	Unlicensed HMO	individual	£850		£2,996.70	£5,993.40	2		17 Nov 2025	9.6
35 Jersey Road, Hounslow, TW3 4BQ [old rules] GOV.UK: LON00AT/HMF/2025/0648	Unlicensed HMO	individual		£16,800	£5,910	£11,820	2	70%	3 Nov 2025	9.9
25a Avenue Gardens, London W3 8HB [old rules] GOV.UK: LON00AJ/HMF/2024/0678	Unlicensed HMO	individual		£19,200	£5,010.78	£10,021.56	2	60%	24 Jul 2025	9.3

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
5 Niagara Avenue, London, W5 4UD [old rules] GOV.UK: LON/00AJ/HMF/2024/0610	Harassment	individual	£352	£3,520	£3,250	£3,250	1	92%	12 May 2025	8.4
Flat C, 17 Richmond Road, Ealing, London W5 5NS [old rules] GOV.UK: LON/00AG/HMF/2024/0623	Unlicensed HMO	individual		£14,400	£4,680	£9,360	2	65%	7 May 2025	8.0
8 St Dunstons Gardens, London W3 6QG [old rules] GOV.UK: LON/00AJ/HMF/2024/0172	Unlicensed HMO	individual	£3,033	£35,656.33	£5,794.18	£23,176.72	4	65%	6 May 2025	9.0
167B Gunnersbury Lane, London W3 8LJ [old rules] GOV.UK: LON/00AT/HMF/2024/0219	Unlicensed HMO	individual	£680	£9,269.24	£4,036.66	£4,036.66	1	44%	18 Feb 2025	9.1
59 Bessborough Road, Harrow, HA1 3BS [old rules] GOV.UK: LON/00AO/HMF/2024/0081	Unlicensed HMO	individual	£700	£1,722.14	£688.86	£688.86	1	40%	23 Dec 2024	1.8
60 London Road, Wembley, HA9 7HG [old rules] GOV.UK: LON/00AE/HMF/2024/0035	Unlicensed HMO	individual		£13,292.32	£2,360.88	£7,082.64	3	60%	30 Oct 2024	5.1
23 Elm Way, London NW10 0NG [old rules] GOV.UK: LON/00AE/HMF/2023/0269	Unlicensed HMO	individual	£500		£4,500	£13,500	3		2 May 2024	7.3
Loft Flat, 16 Redmead Rd, Hayes UB3 4AU [old rules] GOV.UK: LON/00AS/HMF/2023/0242	Unlicensed HMO	individual		£9,100	£5,915	£5,915	1	65%	4 Mar 2024	8.9
36 Doyle Gardens, London NW10 3DA [old rules] GOV.UK: LON/00AE/HMF/2023/0019	Unlicensed HMO	company and individuals		£35,400	£3,540	£14,160	4	40%	13 Dec 2023	9.8
6A Odessa Road, London NW10 5YH [old rules] GOV.UK: LON/00AE/HMF/2023/0163	Unlicensed HMO	individual	£2,275	£11,830	£3,353.33	£10,060	3	85%	27 Nov 2023	9.3
2c Hamilton Road, London W5 2EQ [old rules] GOV.UK: LON/00AJ/HMF/2022/0119	Unlicensed HMO	company Peel Ealing Investments Ltd	£2,280		£1,943.59	£5,830.77	3		19 Oct 2023	7.4
67 Harewood Road, Isleworth, Middlesex TW7 5HN [old rules] GOV.UK: LON/00AT/HMF/2022/0274	Unlicensed HMO	individual		£7,485.81	£2,691.07	£2,691.07	1	36%	17 Aug 2023	9.8
261A Station Road HA1 2TB [old rules] GOV.UK: LON/00AO/HMF/2022/0238	Unlicensed HMO	individual	£725		£3,158	£3,158	1		8 Mar 2023	2.7
15 Rose Garden W5 4JU [old rules] GOV.UK: LON/00AJ/HMF/2022/0240	Unlicensed HMO	company Dale Key Limited	£640		£1,668	£3,336	2		23 Feb 2023	8.5
3 Colindeep Gardens, West Hendon, London NW4 4RU [old rules] GOV.UK: LON/00AC/HMF/2022/0016	Unlicensed HMO	individual	£2,817		£3,640	£10,920	3		25 Jan 2023	9.0
First Floor Flat, 43 Prout Grove, London, NW10 1PU [old rules] GOV.UK: LON/00AE/HMF/2022/0068	Unlicensed house (selective licensing)	individual		£18,000	£2,096.84	£4,193.69	2	23%	9 Dec 2022	7.9
2 Park Lodge , 136 Olive Road London NW2 6UX [old rules] GOV.UK: LON/00AE/HMF/2022/0006	Unlicensed house (selective licensing)	individual	£680	£2,559	£2,129.50	£2,129.50	1	83%	30 Jun 2022	9.3
1 Kingsleigh Close, Brentford, Middlesex TW8 0PA [old rules] GOV.UK: LON/00AT/HMF/2021/0267	Unlicensed HMO	company and individuals Alpha Estates.net Limited	£2,244	£24,684	£3,085.50	£12,342	4	50%	31 Mar 2022	9.8

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
(x2) 52 Cowley Road, Uxbridge, Middlesex, UB8 2LU 0242 [old rules] GOV.UK: LON/00AS/HMF/2021/0224	Unlicensed HMO	company and individuals Lavender Sky Limited	£720		£1,944	£7,776	4		28 Feb 2022	8.8
49c St. Pauls Avenue, London, NW2 5SY & [old rules] GOV.UK: LON/00AE/HMF/2021/0051	Unlicensed HMO	individual			£7,474	£14,948	2		7 Feb 2022	9.6
139 Marlborough Hill Harrow Middlesex HA1 1UG [old rules] GOV.UK: LON/00AQ/HMF/2021/0046	Unlicensed HMO	individual		£4,069.33	£4,069.33	£4,069.33	1	100%	26 Jul 2021	2.7
25 Cornwall Gardens, London NW10 2QX [old rules] GOV.UK: LON/00AE/HMF/2020/0174	Unlicensed HMO	individual	£850		£5,400	£10,800	2		1 Jun 2021	9.3
48B Neasden Lane, London, NW10 2UJ [old rules] GOV.UK: LON/00AE/HMF/2020/0199	Unlicensed HMO	company JKR Properties Limited	£700	£8,400	£5,355	£5,355	1	75%	1 Apr 2021	7.9

Showing the 30 most recent of 37. 7 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=HA2+OUF>

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
Flat 5, 27 Summit Road, Northolt UB5 5HJ [old rules] GOV.UK: LON/00AJ/HMF/2026/0008	Unlicensed HMO	company Uniwell Investments Limited		Dismissed	1	19 Aug 2026	2.4
Flat 6A, 36 High Street, Acton, London W3 6LG [old rules] GOV.UK: LON/00AJ/HMG/2025/0671	Unlicensed house (selective licensing)	company		Dismissed	1	3 Jul 2026	9.4
Flat 301, Hive House, Capital Interchange Way, Brentford, TW8 0SL [old rules] GOV.UK: LON/00AT/HMB/2025/0007	Illegal eviction	individual		Dismissed	1	26 Jan 2026	9.9
Flat 2, Hoover Building, Western Avenue, Greenford, UB6 8AT [old rules] GOV.UK: LON/00AJ/HMG/2025/0636	Unlicensed house (selective licensing)	company Gastony International Limited		Dismissed	1	16 Jan 2026	4.7
10 Greystoke House, 150 Brunswick Road, London, W5 1AW [old rules] GOV.UK: LON/00AJ/HMB/2025/0005	Unlicensed house (selective licensing)	individual	£2,020	Dismissed	2	24 Oct 2025	6.3
5 Salt Hill Close, Uxbridge, Middlesex, UB8 1PZ [old rules] GOV.UK: LON/00AS/HMF/2025/0630	Unlicensed HMO	company		Dismissed	2	4 Aug 2025	7.7
7 Mascotts Close, London NW2 6NS [old rules] GOV.UK: LON/00AE/HNA/2024/0031	Unlicensed HMO	company		Other ruling	3	30 Jan 2025	9.3
6 Windsor House, Pynacles Close, London HA7 4FE [old rules] GOV.UK: LON/00AQ/HMF/2024/0015	Unlicensed HMO	company and individuals		Dismissed	2	14 Oct 2024	6.4
29 Charley Avenue, Stanmore, Middx HA7 3RA [old rules] GOV.UK: LON/00AQ/HMF/2022/0213	Harassment	individual		Struck out	1	3 Mar 2023	5.6
15 Rose Gardens, London, W5 4JU [old rules] GOV.UK: LON/00AJ/HMF/2021/0307	Unlicensed HMO	individual	£640	Dismissed	2	6 Jun 2022	8.5

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