

# Rent repayment orders near HA4 0AU

Generated 18 Oct 2026. Decisions within 10 km of HA4 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=HA4+0AU>

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## What the tribunal ordered

24 decisions in this search (15 ended in a rent repayment order). In 15 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                       | 62% (15 of 24)                       | 67% (6 of 9)                         | 60% (9 of 15)                       |
| Typical amount ordered, per applicant                 | £3,158 (n=15)                        | £3,289 (n=6)                         | £3,000 (n=9)                        |
| Typical amount ordered, per decision                  | £5,220 (n=15, typically 1 applicant) | £5,395 (n=6, typically 3 applicants) | £5,220 (n=9, typically 1 applicant) |
| Typical share of the maximum the tribunal could award | 65% (n=6)                            | too few (n=2)                        | 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  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|----------|-----------|---------------|----------------|------------|-------|-------------|-----|
| 6 Mersey Walk, Northolt, UB5 6TH<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AJ/HMF/2025/0775">LON00AJ/HMF/2025/0775</a>        | Unlicensed house (selective licensing) | individual | £1,450   | £8,700    | £5,220        | £5,220         | 1          | 60%   | 9 Feb 2026  | 4.4 |
| 9 Poppy Close, London UB5 5TP<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AJ/HMG/2025/0631">LON00AJ/HMG/2025/0631</a>           | Unlicensed house (selective licensing) | individual | £1,600   | £4,691.95 | £3,284.37     | £3,284.37      | 1          | 70%   | 29 Jan 2026 | 3.0 |
| 44 Dorset Waye, Hounslow, TW5 0ND<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AT/HMF/2025/0707">LON00AT/HMF/2025/0707</a>       | Unlicensed HMO                         | individual | £850     |           | £2,996.70     | £5,993.40      | 2          |       | 17 Nov 2025 | 9.7 |
| 49 Kings Avenue, Watford, WD18 7SB<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=CAM26UK/HMC/2024/0001">CAM26UK/HMC/2024/0001</a>      | Improvement notice not complied with   | individual |          | £3,000    | £3,000        | £3,000         | 1          | 100%  | 28 Apr 2025 | 9.5 |
| 59 Bessborough Road, Harrow, HA1 3BS<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AQ/HMF/2024/0081">LON00AQ/HMF/2024/0081</a>    | Unlicensed HMO                         | individual | £700     | £1,722.14 | £688.86       | £688.86        | 1          | 40%   | 23 Dec 2024 | 4.9 |
| 60 London Road, Wembley, HA9 7HG<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AE/HMF/2024/0035">LON00AE/HMF/2024/0035</a>        | Unlicensed HMO                         | individual |          |           | £2,360.88     | £7,082.64      | 3          |       | 30 Oct 2024 | 8.4 |
| Loft Flat, 16 Redmead Rd, Hayes UB3 4AU<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AS/HMF/2023/0242">LON00AS/HMF/2023/0242</a> | Unlicensed HMO                         | individual |          |           | £5,915        | £5,915         | 1          |       | 4 Mar 2024  | 7.7 |

| Address, and case ref linked to GOV.UK                                                                                  | Offence        | Landlord                                        | Rent pcm | Maximum   | Per applicant | Ordered, total | Applications | Share | Decided     | km  |
|-------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------|----------|-----------|---------------|----------------|--------------|-------|-------------|-----|
| 2c Hamilton Road, London W5 2EQ [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMF/2022/0119</a>                           | Unlicensed HMO | company<br>Peel Ealing Investments Ltd          | £2,280   |           | £1,943.59     | £5,830.77      | 3            |       | 19 Oct 2023 | 9.8 |
| 261A Station Road HA1 2TB [old rules]<br>GOV.UK: <a href="#">LON/00AQ/HMF/2022/0238</a>                                 | Unlicensed HMO | individual                                      | £725     |           | £3,158        | £3,158         | 1            |       | 8 Mar 2023  | 5.7 |
| (x2) 52 Cowley Road, Uxbridge, Middlesex, UB8 2LU 0242 [old rules]<br>GOV.UK: <a href="#">LON/00AS/HMF/2021/0224</a>    | Unlicensed HMO | company and individuals<br>Lavender Sky Limited | £720     |           | £1,944        | £7,776         | 4            |       | 28 Feb 2022 | 5.6 |
| 139 Marlborough Hill Harrow Middlesex HA1 1UG [old rules]<br>GOV.UK: <a href="#">LON/00AQ/HMF/2021/0046</a>             | Unlicensed HMO | individual                                      |          | £4,069.33 | £4,069.33     | £4,069.33      | 1            | 100%  | 26 Jul 2021 | 5.3 |
| 82 Kings Mill Way, Denham, Uxbridge, UB9 4BT P [old rules]<br>GOV.UK: <a href="#">CAM/11UE/HMF/2020/0002</a>            | Unlicensed HMO | individual                                      |          |           | £5,856.72     | £29,283.60     | 5            |       | 16 Jul 2020 | 5.4 |
| 34 Sarsfield Road, Perivale, Greenford, Middlesex UB6 7AE [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMF/2018/0053</a> | Unlicensed HMO | individual                                      | £650     |           | £3,360        | £6,720         | 2            |       | 15 May 2019 | 7.4 |
| 38 Peel Road, Harrow, Middlesex HA3 7QU [old rules]<br>GOV.UK: <a href="#">LON/00AQ/HMK/2019/0009</a>                   | Unlicensed HMO | individual                                      |          | £6,435    | £3,217.50     | £3,217.50      | 1            | 50%   | 9 May 2019  | 6.2 |
| 70 Highview Road, West Ealing, W13 0HW [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMK/2018/0006</a>                    | Unlicensed HMO | company<br>Big Egg Properties Limited           |          |           | £211.76       | £1,694.07      | 8            |       | 31 May 2018 | 7.8 |

## 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    | Applications | Decided     | km  |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------|----------|------------|--------------|-------------|-----|
| Flat 5, 27 Summit Road, Northolt UB5 5HJ [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMF/2026/0008</a>                    | Unlicensed HMO                         | company<br>Uniwel Investments Limited    |          | Dismissed  | 1            | 19 Aug 2026 | 3.9 |
| Flat 2, Hoover Building, Western Avenue, Greenford, UB6 8AT [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMG/2025/0636</a> | Unlicensed house (selective licensing) | company<br>Gastony International Limited |          | Dismissed  | 1            | 16 Jan 2026 | 7.3 |
| 10 Greystoke House, 150 Brunswick Road, London, W5 1AW [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMB/2025/0005</a>      | Unlicensed house (selective licensing) | individual                               | £2,020   | Dismissed  | 2            | 24 Oct 2025 | 9.1 |
| 5 Salt Hill Close, Uxbridge, Middlesex, UB8 1PZ [old rules]<br>GOV.UK: <a href="#">LON/00AS/HMF/2025/0630</a>             | Unlicensed HMO                         | company                                  |          | Dismissed  | 2            | 4 Aug 2025  | 4.4 |
| 6 Windsor House, Pynacles Close, London HA7 4FE [old rules]<br>GOV.UK: <a href="#">LON/00AQ/HMF/2024/0015</a>             | Unlicensed HMO                         | company and individuals                  |          | Dismissed  | 2            | 14 Oct 2024 | 8.7 |
| 29 Charley Avenue, Stanmore, Middx HA7 3RA [old rules]<br>GOV.UK: <a href="#">LON/00AQ/HMF/2022/0213</a>                  | Harassment                             | individual                               |          | Struck out | 1            | 3 Mar 2023  | 7.7 |
| Flat B, 23 Shirley Gardens, London W7 3PT [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMF/2021/0277</a>                   | Unlicensed HMO                         | individual                               |          | Struck out | 1            | 8 Apr 2022  | 8.4 |

| Address, and case ref linked to GOV.UK                                                                        | Offence          | Landlord   | Rent pcm | Outcome   | Applicants | Decided     | km  |
|---------------------------------------------------------------------------------------------------------------|------------------|------------|----------|-----------|------------|-------------|-----|
| 1 Walrond Avenue, Wembley, Middlesex, HA9 7EL [old rules]<br>GOV.UK: <a href="#">LON/00AE/HMK/2020/0027</a>   | Illegal eviction | individual | £620     | Dismissed | 1          | 17 Jun 2021 | 8.3 |
| 82 Torrington Road, Ruislip, Hillingdon HA4 0AU [old rules]<br>GOV.UK: <a href="#">LON/00AS/HMB/2019/0005</a> | Harassment       | individual |          | Dismissed | 2          | 17 Mar 2020 | 0.0 |