

Rent repayment orders near HA7 3RA

Generated 17 Oct 2026. Decisions within 10 km of HA7 3RA. 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=HA7+3RA>

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What the tribunal ordered

37 decisions in this search (25 ended in a rent repayment order). In 25 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	69% (25 of 36)	69% (9 of 13)	70% (16 of 23)
Typical amount ordered, per applicant	£3,515 (n=24)	£3,810 (n=8)	£3,473 (n=16)
Typical amount ordered, per decision	£6,120 (n=25, typically 2 applicants)	£6,720 (n=9, typically 2 applicants)	£6,085 (n=16, typically 2 applicants)
Typical share of the maximum the tribunal could award	71% (n=10)	too few (n=3)	70% (n=7)

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
12B Long Lane, Finchley, London N3 2PT [old rules] GOV.UK: LON00AC/HMF/2025/0883	Unlicensed HMO	company and individuals	£890		£3,024.99	£6,049.98	2		30 Jun 2026	9.7
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	9.0
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	5.7
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	7.9
70a Ballards Lane, London, N3 2BU [old rules] GOV.UK: LON00AC/HMF/2025/0647	Unlicensed HMO	individual	£850		£6,120	£6,120	1		16 Sep 2025	9.5
49 Kings Avenue, Watford, WD18 7SB [old rules] GOV.UK: CAM26UK/HMC/2024/0001	Improvement notice not complied with	individual		£3,000	£3,000	£3,000	1	100%	28 Apr 2025	7.3
59 Bessborough Road, Harrow, HA1 3BS [old rules] GOV.UK: LON00AO/HMF/2024/0081	Unlicensed HMO	individual	£700	£1,722.14	£688.86	£688.86	1	40%	23 Dec 2024	4.0

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
60 London Road, Wembley, HA9 7HG [old rules] GOV.UK: LON/00AE/HMF/2024/0035	Unlicensed HMO	individual			£2,360.88	£7,082.64	3		30 Oct 2024	7.4
18 Pennine Drive, London, NW2 1PB [old rules] GOV.UK: LON/00AC/HMF/2023/0278	Unlicensed HMO	individual	£650		£4,020	£4,020	1		9 Sep 2024	9.5
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	7.8
15 Canterbury Road, Watford WD17 1QT [old rules] GOV.UK: CAM/26UK/HMG/2023/0001	Unlicensed HMO	individual		£23,659.02	£4,226.35	£16,905.38	4	72%	16 Aug 2023	7.5
23 Wickliffe Avenue, London, N3 3EL [old rules] GOV.UK: LON/00AC/HMF/2023/0005	Unlicensed HMO	company	£800		£3,480	£6,960	2		24 Jul 2023	8.5
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	3.3
3 Colindeep Gardens, West Hendon, London NW4 4RU [old rules] GOV.UK: LON/00AC/HMG/2022/0016	Unlicensed HMO	individual	£2,817		£3,640	£10,920	3		25 Jan 2023	7.1
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	8.4
37 Chiltern Gardens, London, NW2 1PU [old rules] GOV.UK: LON/00AC/HMF/2022/0029	Unlicensed HMO	individual			£3,466.26	£6,932.52	2		21 Nov 2022	9.6
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
20a Shirehall Close, Hendon, NW4 2QP [old rules] GOV.UK: LON/00AC/HMK/2019/0064	Unlicensed HMO	individual	£1,800		£4,659.50	£18,638	4		16 May 2022	8.6
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	10.0
139 Marlborough Hill Harrow Middlesex HA1 1UG [old rules] GOV.UK: LON/00AO/HMF/2021/0046	Unlicensed HMO	individual		£4,069.33	£4,069.33	£4,069.33	1	100%	26 Jul 2021	2.9
48B Neasden Lane, London, NW10 2UJ [old rules] GOV.UK: LON/00AE/HMF/2020/0199	Unlicensed HMO	company JKR Properties Limited	£700		£5,355	£5,355	1		1 Apr 2021	8.6
FFF & GFF, 57 Ivy Road, London NW2 6SY and 0002 [old rules] [council application] GOV.UK: LON/00AE/HSD/2020/0001	Unlicensed house (selective licensing)	individual				£18,656.88	council		10 Nov 2020	9.5
49 Bertram Road, London NW4 3PR [old rules] GOV.UK: LON/00AC/HMF/2020/0022	Unlicensed HMO	individual			£3,550	£14,200	4		27 Aug 2020	7.5
34 Sarsfield Road, Perivale, Greenford, Middlesex UB6 7AE [old rules] GOV.UK: LON/00AJ/HMF/2018/0053	Unlicensed HMO	individual	£650		£3,360	£6,720	2		15 May 2019	8.4
38 Peel Road, Harrow, Middlesex HA3 7QU [old rules] GOV.UK: LON/00AO/HMK/2019/0009	Unlicensed HMO	individual		£6,435	£3,217.50	£3,217.50	1	50%	9 May 2019	2.1

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 Uniwel Investments Limited		Dismissed	1	19 Aug 2026	7.9
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	8.8
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	9.7
7 Mascotts Close, London NW2 6NS [old rules] GOV.UK: LON/00AE/HNA/2024/0031	Unlicensed HMO	company		Other ruling	3	30 Jan 2025	9.1
6 Windsor House, Pynacles Close, London HA7 4FE [old rules] GOV.UK: LON/00AO/HMF/2024/0015	Unlicensed HMO	company and individuals		Dismissed	2	14 Oct 2024	1.0
First Floor Flat, 77 Lennox Road London N3 3JF [old rules] GOV.UK: LON/00AU/HMF/2023/0218	Unlicensed HMO	individual		Out of time or no jurisdiction	2	7 Mar 2024	9.1
236A St Albans Road, Watford, WD24 4AU [old rules] GOV.UK: CAM/26UK/HNF/2022/0024	Unlicensed HMO	individual		Struck out	1	25 Apr 2023	8.0
29 Charley Avenue, Stanmore, Middx HA7 3RA [old rules] GOV.UK: LON/00AO/HMF/2022/0213	Harassment	individual		Struck out	1	3 Mar 2023	0.0
54 Poplar Grove, Wembley, Middlesex, HA9 9DB [old rules] GOV.UK: LON/00AE/HMF/2021/0149	Unlicensed HMO	individual		Dismissed	1	27 Oct 2021	7.1
1 Walrond Avenue, Wembley, Middlesex, HA9 7EL [old rules] GOV.UK: LON/00AE/HMK/2020/0027	Illegal eviction	individual	£620	Dismissed	1	17 Jun 2021	7.2

Showing the 10 most recent of 12. 2 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=HA7+3RA>