

Rent repayment orders near HA8 9PQ

Generated 25 Oct 2026. Decisions within 10 km of HA8 9PQ. 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=HA8+9PQ>

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What the tribunal ordered

82 decisions in this search (63 ended in a rent repayment order). In 64 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	80% (63 of 79)	79% (31 of 39)	80% (32 of 40)
Typical amount ordered, per applicant	£4,015 (n=62)	£4,507 (n=30)	£3,565 (n=32)
Typical amount ordered, per decision	£7,484 (n=64, typically 2 applicants)	£10,800 (n=32, typically 2 applicants)	£6,716 (n=32, typically 2 applicants)
Typical share of the maximum the tribunal could award	68% (n=38)	90% (n=14)	62% (n=24)

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 2, 757A High Road, London, N12 8LD [old rules] GOV.UK: LON/00AC/HMF/2026/0043	Unlicensed HMO	company	£511	£5,610	£2,805	£2,805	1	50%	2 Oct 2026	6.0
12B Long Lane, Finchley, London N3 2PT [old rules] GOV.UK: LON/00AC/HMF/2025/0883	Unlicensed HMO	company and individuals	£890	£10,680	£6,049.98	£6,049.98	1	60%	30 Jun 2026	5.3
6 Smyrna Mansions, Smyrna Road, London, NW6 4LU [period not stated] GOV.UK: LON/00AG/HMF/2025/0621	Unlicensed HMO	individual		£7,476	£2,242.80	£2,242.80	1	30%	26 May 2026	9.5
Flat 2, 25 Leaside Avenue, N10 3BT [old rules] GOV.UK: LON/00AP/HMF/2025/0802	Unlicensed house (selective licensing)	individual		£8,760.93	£7,884.84	£7,884.84	1	90%	5 Feb 2026	8.3
Flat 17 Lister Court, Pasteur Close, London, NW9 5HZ [old rules] GOV.UK: LON/00AC/HTC/2024/0023	Illegal eviction	individual		£7,000	£6,500	£6,500	1	93%	4 Feb 2026	2.3
(x5) 102 Priory Road, London, NW6 3NS [old rules] GOV.UK: LON/00AG/HMF/2025/0626	Unlicensed HMO	company			£2,397.86	£16,785	7		22 Sep 2025	9.3
70a Ballards Lane, London, N3 2BU [old rules] GOV.UK: LON/00AC/HMF/2025/0647	Unlicensed HMO	individual	£850		£6,120	£6,120	1		16 Sep 2025	5.2

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
46 Lankaster Gardens, London, N2 9AJ [old rules] GOV.UK: LON/00AC/HMF/2025/0622	Unlicensed HMO	individual		£10,300	£6,141.31	£6,141.31	1	60%	29 Aug 2025	6.6
Maryon Mews, 21A South End Road, London NW3 2PT [old rules] GOV.UK: LON/00AG/HMF/2025/0607	Unlicensed HMO	company Rasons Investments Ltd	£3,250	£39,000	£5,850	£23,400	4	60%	4 Aug 2025	9.6
2E Wolseley Road, London N8 8RP [old rules] GOV.UK: LON/00AP/HMF/2025/0661	Unlicensed HMO	individual	£563.33	£6,240	£2,670	£2,670	1	50%	22 Jul 2025	10.0
Flat E, 5 Queens Avenue, London N10 3PE [old rules] GOV.UK: LON/00AP/HMF/2024/0652	Unlicensed HMO	individual		£24,581.96	£6,555.33	£19,666	3	80%	27 May 2025	8.5
288 Chevening Road Kilburn NW6 6DD [old rules] GOV.UK: LON/00AE/HMF/2024/0164	Unlicensed house (selective licensing)	individual	£950	£5,823.30	£4,076.31	£4,076.31	1	70%	23 Jan 2025	9.5
(x2) Flat 20, Mansfield Heights, Great North Road, London, N2 0NY [old rules] GOV.UK: LON/00AP/HMF/2024/0175	Unlicensed HMO	individual	£700	£13,245	£4,268.25	£8,536.50	2	70%	16 Jan 2025	8.0
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	6.8
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	7.5
18 Pennine Drive, London, NW2 1PB [old rules] GOV.UK: LON/00AC/HMF/2023/0278	Unlicensed HMO	individual	£650	£7,800	£4,020	£4,020	1	60%	9 Sep 2024	6.4
First Floor Flat, 155 Fordwych Road, London, NW2 3NG [old rules] GOV.UK: LON/00AG/HMF/2024/0043	Unlicensed HMO	company Suburban Properties Limited	£2,816.67	£30,389.17	£6,584.33	£19,753	3	65%	30 Jul 2024	7.9
160c Muswell Hill Rd London N10 3NG (2024-05-13) [old rules] GOV.UK: LON/00AP/HMF/2022/0102	Unlicensed HMO	company Jalay Enterprises Ltd	£1,980	£16,566	£3,589.30	£10,767.90	3	65%	13 May 2024	8.6
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	6.3
Flat 3, 76 Brondesbury Road, London, NW6 6RX [old rules] GOV.UK: LON/00AE/HMF/2023/0285	Unlicensed house (selective licensing)	individual		£17,220	£1,291.50	£2,583	2	15%	29 Apr 2024	9.9
26B Imperial Road, London, N22 8DE [old rules] GOV.UK: LON/00AP/HMF/2022/0293	Unlicensed HMO	individual			£2,896.72	£8,690.16	3		12 Apr 2024	10.0
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	9.2
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	9.2
59a, Chamberlayne Road, London, NW10 3ND [old rules] GOV.UK: LON/00AE/HMF/2023/0025	Unlicensed HMO	company and individuals		£5,067.23	£3,675.97	£3,675.97	1	75%	6 Oct 2023	9.6
4 Hermit Place, London NW6 4BZ [old rules] GOV.UK: LON/00AG/HMF/2023/0062	Unlicensed HMO	company	£650	£3,866.17	£3,399.45	£3,399.45	1	90%	23 Aug 2023	9.9
23 Wickliffe Avenue, London, N3 3EL [old rules] GOV.UK: LON/00AC/HMF/2023/0005	Unlicensed HMO	company	£800	£9,600	£3,480	£6,960	2	80%	24 Jul 2023	4.5

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43 Frognal Court, Finchley Road, London, NW3 5HG [old rules] GOV.UK: LON/00AG/HMF/2023/0007	Unlicensed HMO	individual	£2,400	£28,800	£6,720	£20,160	3	70%	1 Jul 2023	9.3
105C Fordwych Rd NW2 3TL [old rules] GOV.UK: LON/00AG/HMF/2022/0254	Unlicensed HMO	individual	£3,200		£800	£3,200	4		11 Apr 2023	8.3
261A Station Road HA1 2TB [old rules] GOV.UK: LON/00AQ/HMF/2022/0238	Unlicensed HMO	individual	£725		£3,158	£3,158	1		8 Mar 2023	5.9
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	3.8

Showing the 30 most recent of 64. 34 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=HA8+9PQ>

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 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	9.9
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	9.9
Flat 5, 56 Christchurch Avenue, London, NW6 7BH [old rules] GOV.UK: LON/00AE/HMF/2025/0616	Unlicensed house (selective licensing)	individual	£1,702.75	Dismissed	1	24 Jun 2025	8.8
7 Mascotts Close, London NW2 6NS [old rules] GOV.UK: LON/00AE/HNA/2024/0031	Unlicensed HMO	company		Other ruling	3	30 Jan 2025	6.6
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	3.5
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	5.1
Flat 2, Grosvenor Lodge, 980 High Road, London N20 0QG . [old rules] GOV.UK: LON/00AC/HMF/2023/0128	Unlicensed HMO	company Ismanate Investments Limited	£600	Dismissed	1	8 Dec 2023	6.1
29 Charley Avenue, Stanmore, Middx HA7 3RA [old rules] GOV.UK: LON/00AQ/HMF/2022/0213	Harassment	individual		Struck out	1	3 Mar 2023	4.4
35B Okehampton Road, London, NW10 3EE [old rules] GOV.UK: LON/00AE/HMF/2022/0076	Unlicensed house (selective licensing)	company and individuals		Dismissed	2	18 Oct 2022	9.1
48 Durham Road London N2 9DT [old rules] GOV.UK: LON/00AC/HMF/2020/0246	Unlicensed HMO	individual		Dismissed	3	2 Aug 2022	7.6

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