

Rent repayment orders near N11 3FQ

Generated 18 Oct 2026. Decisions within 5 km of N11 3FQ. 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=N11+3FQ>

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What the tribunal ordered

47 decisions in this search (34 ended in a rent repayment order). In 33 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	77% (34 of 44)	77% (10 of 13)	77% (24 of 31)
Typical amount ordered, per applicant	£3,595 (n=32)	£4,010 (n=9)	£3,480 (n=23)
Typical amount ordered, per decision	£6,520 (n=33, typically 2 applicants)	£5,597 (n=10, typically 3 applicants)	£6,960 (n=23, typically 2 applicants)
Typical share of the maximum the tribunal could award	76% (n=13)	90% (n=5)	67% (n=8)

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: LON00AC/HMF/2026/0043	Unlicensed HMO	company	£511	£5,610	£2,805	£2,805	1	50%	2 Oct 2026	2.1
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	3.0
4A Fairfax Mews, Harringay Ladder, London, N8 0NN [old rules] GOV.UK: LON00AP/HMG/2024/0603	Unlicensed house (selective licensing)	individual		£13,950	£12,555	£12,555	1	90%	27 Mar 2026	4.4
149 Empire Avenue, London, N18 1AP [old rules] GOV.UK: LON00AP/HMB/2025/0015	Violence for securing entry	individual	£2,400		£3,600	£14,400	4		23 Mar 2026	3.8
162A Carlingford Road, London N15 3EU [old rules] GOV.UK: LON00AP/HMF/2025/0798	Unlicensed HMO	individual	£2,450		£5,700.38	£17,101.15	3		18 Mar 2026	4.5
Flat 2, 25 Leaside Avenue, N10 3BT [old rules] GOV.UK: LON00AP/HMF/2025/0802	Unlicensed house (selective licensing)	individual		£8,760.93	£7,884.84	£7,884.84	1	90%	5 Feb 2026	2.6
19 Huxley Road, N18 1NW [old rules] GOV.UK: LON00AK/HMF/2025/0722	Unlicensed house (selective licensing)	individual	£2,200	£4,928.87	£2,957.32	£2,957.32	1	60%	8 Dec 2025	4.9

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	3.2
46 Lankaster Gardens, London, N2 9AJ [old rules] GOV.UK: LON/00AC/HMF/2025/0622	Unlicensed HMO	individual			£6,141.31	£6,141.31	1		29 Aug 2025	2.2
2E Wolseley Road, London N8 8RP [old rules] GOV.UK: LON/00AP/HMF/2025/0661	Unlicensed HMO	individual	£563.33		£2,670	£2,670	1		22 Jul 2025	3.8
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	2.4
5 Conway Road, London N15 3SA [old rules] GOV.UK: LON/00AP/HMG/2024/0607	Unlicensed HMO	individual			£1,600.25	£6,401	4		1 May 2025	4.8
695 Lordship Lane N22 5JY (Amended 16 June 2025) [old rules] GOV.UK: LON/00AP/HMF/2021/0107	Unlicensed HMO	individual	£541.67		£1,312.50	£5,250	4		19 Mar 2025	3.3
(x2) Flat 20, Mansfield Heights, Great North Road, London, N2 0NY [old rules] GOV.UK: LON/00AP/HMF/2024/0175	Unlicensed HMO	individual	£700		£4,268.25	£8,536.50	2		16 Jan 2025	3.4
82 Perth Road, London, N22 5QP [old rules] GOV.UK: LON/00AP/HMF/2024/0150	Unlicensed HMO	individual	£1,850		£2,466.67	£7,400	3		17 Dec 2024	3.7
Flat A, 1 Orpington Gardens, Edmonton, London N18 1LW [old rules] GOV.UK: LON/00AK/HMG/2024/0022	Unlicensed house (selective licensing)	individual		£15,288	£4,442.48	£8,884.95	2	58%	3 Dec 2024	4.9
Old Moselle School Building, Moira Close, London. N17 6HZ [old rules] GOV.UK: LON/00AP/HMF/2021/0285	Unlicensed HMO	company Global 100 Ltd			£2,960.12	£17,760.75	6		23 Sep 2024	5.0
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	2.8
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	2.2
5 Spencer Avenue, London N13 4TS [old rules] GOV.UK: LON/00AK/HMF/2023/0082	Unlicensed HMO	individual	£700	£8,400	£5,792	£5,792	1	69%	19 Oct 2023	2.5
7 Crossfield Road, London N17 6AY [old rules] GOV.UK: LON/00AP/HMG/2022/0022	Unlicensed HMO	company General Accommodation Estates Limited			£1,583.33	£4,750	3		31 Jul 2023	4.5
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	4.6
714 Lordship Lane, London N22 5JN [old rules] GOV.UK: LON/00AP/HMF/2021/0299	Unlicensed HMO	individual			£3,260	£6,520	2		11 May 2023	3.2
91 Willingdon Road, London N22 6SE & 0038 [old rules] GOV.UK: LON/00AP/HMG/2021/0037	Unlicensed HMO	individual			£575.67	£1,151.35	2		2 Mar 2022	4.0
116 Warham Road, Haringey, London, N4 1AU [old rules] GOV.UK: LON/00AP/HMF/2021/0175	Unlicensed HMO	company Roxburgh Properties Ltd	£350	£4,109.67	£3,700	£3,700	1	90%	26 Jan 2022	4.8

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applications	Share	Decided	km
(x2) 70 Wightman Road, London, N4 1RW 0090 [old rules] GOV.UK: LON/00AP/HMF/2021/0073	Unlicensed HMO	individual			£7,210	£14,420	2		26 Jan 2022	4.8
160C Muswell Hill Road, London, N10 3NG [old rules] GOV.UK: LON/00AP/HMF/2021/0102	Unlicensed HMO	company Jalay Enterprises Limited			£7,692.67	£23,078	3		26 Oct 2021	2.8
19 Bury Road, N22 6HX [old rules] GOV.UK: LON/00AP/HMF/2021/0122	Unlicensed HMO	individual			£4,928.17	£19,712.69	4		2 Sep 2021	3.6
81 Downhills Park Road, London, N17 6AS [old rules] GOV.UK: LON/00AP/HMF/2020/0223	Unlicensed HMO	individual	£2,426.66	£29,119.92	£5,241.59	£26,207.93	5	90%	25 Jun 2021	4.5
203 Downhills Way, London N17 6AH [old rules] GOV.UK: LON/00AP/HMF/2019/0075	Unlicensed HMO	individual	£1,900	£7,849.88	£1,983.29	£5,949.88	3	76%	23 Sep 2020	4.3

Showing the 30 most recent of 33. 3 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=N11+3FO>

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
6a Sylvan Avenue, London, N22 5HX [old rules] GOV.UK: LON/00AP/HMF/2025/0823	Unlicensed house (selective licensing)	individual	£1,950	Dismissed	2	12 Mar 2026	2.7
44 Gathorne Road, Wood Green, London N22 5ND [old rules] GOV.UK: LON/00AP/HMF/2024/0188	Unlicensed HMO	individual		Out of time or no jurisdiction	1	21 Jan 2025	3.2
5 Sylvan Avenue, Wood Green, London N22 5HX [old rules] GOV.UK: LON/00AP/HMJ/2024/0003	Unlicensed HMO	individual	£1,350	Struck out	2	10 Sep 2024	2.7
9 Waldeck Road, London N15 3EL [old rules] GOV.UK: LON/00AP/HMF/2024/0006	Harassment	company Roomfinders Club Ltd		Dismissed	2	5 Sep 2024	4.3
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	4.4
215 Sirdar Road, London N22 6QU [old rules] GOV.UK: LON/00AP/HMF/2022/0280	Unlicensed HMO	individual	£1,900	Dismissed	1	3 Jan 2024	4.2
79 Hornsey Park Road, London N8 0JU [old rules] [figures not yet checked] GOV.UK: LON/00AP/HMG/2022/0021	Unlicensed HMO	individual	£2,400	Order made	6	20 Dec 2023	3.5
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	2.3
48 Durham Road London N2 9DT [old rules] GOV.UK: LON/00AC/HMF/2020/0246	Unlicensed HMO	individual		Dismissed	3	2 Aug 2022	2.5
Flat 6, 46 Coleridge Road, Takoma House, London N8 8ED [old rules] [figures not yet checked] GOV.UK: LON/00AP/HMF/2021/0197	Unlicensed HMO	company	£1,575	Order made	4	16 Jun 2022	4.1

Showing the 10 most recent of 14. 4 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=N11+3FO>