

Rent repayment orders near N15 4QF

Generated 19 Oct 2026. Decisions within 2 km of N15 4QF. 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=N15+4QF>

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: hello@rentrisecheck.uk. The figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). Individual landlords are never named here; companies are. GOV.UK guidance and form RRO1: <https://www.gov.uk/guidance/rent-repayment-orders-guidance-for-tenants>

What the tribunal ordered

22 decisions in this search (16 ended in a rent repayment order). In 16 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% (16 of 20)	83% (5 of 6)	79% (11 of 14)
Typical amount ordered, per applicant	£3,659 (n=14)	too few (n=3)	£3,470 (n=11)
Typical amount ordered, per decision	£11,049 (n=16, typically 2 applicants)	£12,238 (n=5, typically 2 applicants)	£9,400 (n=11, typically 2 applicants)
Typical share of the maximum the tribunal could award	75% (n=9)	too few (n=2)	50% (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
159 Rosebery Avenue, London, N17 9SG [old rules] GOV.UK: LON/00AP/HMG/2025/0618	Unlicensed house (selective licensing)	individual		£15,600	£2,080	£12,480	6	80%	24 Jun 2026	1.5
28B Beechfield Road, London, N4 1PE [old rules] GOV.UK: LON/00AP/HMF/2025/0811	Unlicensed HMO	individual			£6,393.75	£12,787.50	2		28 Jan 2026	1.8
228 Wigan House, Warwick Grove, London, E5 9JB . [old rules] GOV.UK: LON/00AM/HMF/2024/0672	Unlicensed HMO	individual		£23,500	£3,133.33	£9,400	3	40%	1 Sep 2025	1.9
(x4) 88 Lealand Road, London N15 6JT [old rules] GOV.UK: LON/00AP/HMF/2024/0240	Unlicensed HMO	company	£2,400		£5,805	£23,220	4		12 Jun 2025	0.5
Turnpike House, 270 Stamford Hill, Hackney, N16 6TY [old rules] GOV.UK: LON/00AM/HMF/2024/0104	Unlicensed HMO	company Vacant Property Management Limited		£8,000	£6,000	£6,000	1	75%	14 Apr 2025	1.1
16 Dawlish Road, London, N17 9HP [old rules] GOV.UK: LON/00AP/HMF/2024/0149	Unlicensed HMO	individual	£590	£6,940	£3,470	£3,470	1	50%	27 Jan 2025	1.0

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
16B Lampard Grove London N16 6UZ [old rules] GOV.UK: LON/00AM/HMF/2022/0099	Unlicensed house (selective licensing)	individual		£5,326	£2,130.40	£2,130.40	1	40%	15 Jan 2025	1.9
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	1.9
Ground Floor Flat 67 Rangemoor Road N15 4NA [old rules] GOV.UK: LON/00AP/HMF/2024/0045	Unlicensed house (selective licensing)	individual	£1,400	£9,800	£1,470	£2,940	2	30%	9 Sep 2024	0.4
Flat 12, 131 Clapton Common, London, E5 9AB [old rules] GOV.UK: LON/00AM/HMF/2023/0137	Unlicensed HMO	company Clapton Investments Ltd	£960	£11,400	£9,120	£9,120	1	80%	26 Feb 2024	1.3
(x2) Flat 201 and Flat 601, North Lodge, Lebus Street, London, N179FQ and [old rules] GOV.UK: LON/00AP/HMF/2022/0183	Unlicensed HMO	company			£3,848.75	£23,092.50	6		11 May 2023	0.8
124 Pretoria Avenue, Walthamstow, London E17 6JX [old rules] GOV.UK: LON/00BH/HMG/2021/0036	Unlicensed house (selective licensing)	individual			£4,930	£9,860	2		20 May 2022	2.0
47 Sperling Road London N17 6UQ [old rules] GOV.UK: LON/00AP/HMF/2021/0239	Unlicensed house (selective licensing)	company and individuals	£628.33	£1,264.31	£1,264.31	£1,264.31	1	100%	12 May 2022	1.3
39 Victoria Crescent London N15 5LP [old rules] GOV.UK: LON/00AP/HMF/2021/0026	Unlicensed HMO	individual	£1,500	£18,000	£4,800	£14,400	3	80%	12 Jul 2021	1.2
Markfield Lodge, 12 – 20 Markfield Road, London N15 4QF [old rules] [council application] GOV.UK: LON/00AP/HMA/2013/0003	Unlicensed HMO	individual				£12,237.66	council		26 Mar 2013	0.0
688 – 690 High Road, Tottenham, London N17 0AE [old rules] [council application] GOV.UK: LON/00AP/HMA/2013/0004	Unlicensed HMO	company and individuals				£20,041.84	council		26 Mar 2013	2.0

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
48 Philip Lane, London, N15 4JE [old rules] GOV.UK: LON/00AP/HMF/2025/0803	Unlicensed HMO	company and individuals The Cosy Initiative Limited		Dismissed	5	13 Mar 2026	0.9
166a Page Green Terrace, London N15 4NU [old rules] GOV.UK: LON/00AP/HMG/2025/0611	Unlicensed house (selective licensing)	individual	£1,250	Dismissed	2	28 Oct 2025	0.5
116 Edgecot Grove, London N15 5HH [old rules] GOV.UK: LON/00AP/HMB/2023/0002	Harassment	individual		Withdrawn	1	24 Jan 2024	1.2
23 Tavistock Avenue, London, E17 6HP [old rules] [figures not yet checked] GOV.UK: LON/00BH/HMF/2023/0034	Unlicensed HMO	company and individuals		Order made	3	20 Sep 2023	1.9
16B Lampard Grove, London N16 6UZ [old rules] [figures not yet checked] GOV.UK: LON/00AM/HMF/2022/0287	Unlicensed house (selective licensing)	company and individuals	£900	Order made	1	30 Jun 2023	1.9
232 West Green Road, N15 5AP [old rules] [council application] GOV.UK: LON/00AP/HMA/2015/0011	Other	individual		Dismissed	council	13 Jan 2016	1.6