

Rent repayment orders near N16 6TY

Generated 18 Oct 2026. Decisions within 2 km of N16 6TY. 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=N16+6TY>

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What the tribunal ordered

32 decisions in this search (23 ended in a rent repayment order). In 22 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% (23 of 30)	82% (9 of 11)	74% (14 of 19)
Typical amount ordered, per applicant	£3,849 (n=21)	£4,617 (n=8)	£3,470 (n=13)
Typical amount ordered, per decision	£11,432 (n=22, typically 3 applicants)	£14,400 (n=9, typically 3 applicants)	£9,120 (n=13, typically 3 applicants)
Typical share of the maximum the tribunal could award	75% (n=13)	100% (n=5)	45% (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
28B Beechfield Road, London, N4 1PE [old rules] GOV.UK: LON00AP/HMF/2025/0811	Unlicensed HMO	individual			£6,393.75	£12,787.50	2		28 Jan 2026	1.2
228 Wigan House, Warwick Grove, London, E5 9JB . [old rules] GOV.UK: LON00AM/HMF/2024/0672	Unlicensed HMO	individual		£23,500	£3,133.33	£9,400	3	40%	1 Sep 2025	1.4
(x4) 88 Lealand Road, London N15 6JT [old rules] GOV.UK: LON00AP/HMF/2024/0240	Unlicensed HMO	company	£2,400		£5,805	£23,220	4		12 Jun 2025	0.5
5 Conway Road, London N15 3SA [old rules] GOV.UK: LON00AP/HMG/2024/0607	Unlicensed HMO	individual			£1,600.25	£6,401	4		1 May 2025	1.9
Turnpike House, 270 Stamford Hill, Hackney, N16 6TY [old rules] GOV.UK: LON00AM/HMF/2024/0104	Unlicensed HMO	company Vacant Property Management Limited		£8,000	£6,000	£6,000	1	75%	14 Apr 2025	0.0
16 Dawlish Road, London, N17 9HP [old rules] GOV.UK: LON00AP/HMF/2024/0149	Unlicensed HMO	individual	£590	£6,940	£3,470	£3,470	1	50%	27 Jan 2025	1.9

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	0.9
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	1.0
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	0.4
91 Victorian Grove, London N16 8EJ [old rules] GOV.UK: LON/00AM/HMF/2022/0239	Unlicensed HMO	individual	£2,842	£26,986.4	£4,047.97	£16,191.86	4	60%	20 Jun 2023	1.9
(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	1.9
59A Upper Clapton Road E5 8AY [old rules] GOV.UK: LON/00AM/HMF/2022/0167	Unlicensed HMO	individual	£1,887	£22,644	£943.50	£5,661	6	25%	14 Mar 2023	1.9
61 Hermitage Road, London N4 1LU [old rules] GOV.UK: LON/00AP/HMF/2022/0115	Unlicensed HMO	company and individuals			£2,656.57	£10,626.28	4		28 Nov 2022	1.6
23 Sach Road, London E5 9LY [old rules] GOV.UK: LON/00AM/HMF/2021/0259	Unlicensed HMO	company and individuals Goldpearl Estates Ltd	£2,250		£3,085.71	£21,600	7		15 Jun 2022	1.6
13B Bayston Road, London, N16 7LU [old rules] GOV.UK: LON/00AM/HMF/2021/0153	Unlicensed house (selective licensing)	individual	£1,200		£3,450	£6,900	2		6 May 2022	1.8
106 Stellman close, London E5 8QZ [old rules] GOV.UK: LON/00AM/HMG/2021/0026	Unlicensed HMO	individual		£6,760	£3,380	£6,760	2	100%	9 Feb 2022	2.0
Flat, 1 & 2, 146 Albion Road, London N16 7 PA [old rules] GOV.UK: LON/00AM/HMF/2021/0061	Unlicensed HMO	individual	£1,900		£4,433.33	£13,300	3		1 Oct 2021	1.8
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	0.9
5 Hartwood Court, Devan Grove, London, N4 2GH [old rules] GOV.UK: LON/00AM/HMF/2020/0003	Unlicensed HMO	company Auric Harbour Limited	£2,600	£30,003.29	£10,001.10	£30,003.29	3	100%	9 Feb 2021	1.2
5 Hartwood Court, Devan Grove, London, N4 2GH [old rules] GOV.UK: LON/00AM/HMF/2020/0002	Unlicensed HMO	company Auric Harbour Limited	£2,600	£30,003.29	£10,001.10	£30,003.29	3	100%	9 Feb 2021	1.2
5 Hartwood Court, Devan Grove, London, N4 2GH [old rules] GOV.UK: LON/00AM/HMF/2020/0001	Unlicensed HMO	company Auric Harbour Limited	£2,600	£30,003.29	£10,001.10	£30,003.29	3	100%	9 Feb 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	1.1

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	Applica nts	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	1.6
58 George Downing Estate, London N16 6BE [old rules] [figures not yet checked] GOV.UK: LON/00AM/HMF/2023/0181	Unlicensed HMO	individual		Order made	3	5 Jan 2026	1.2
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	0.6
Flat 1, 35 Reighton Road, London, E5 8SQ [old rules] GOV.UK: LON/00AM/HMF/2024/0010	Unlicensed HMO	company DIP Systems (UK) Limited		Out of time or no jurisdiction	4	2 Sep 2024	1.6
58 George Downing Estate, Cazenove Road, London N16 6BE [old rules] GOV.UK: LON/00AM/HMF/2022/0200	Unlicensed HMO	individual		Struck out	4	22 Jul 2024	1.2
Flat 3, 8 Reighton Road, London, E5 8SG [old rules] GOV.UK: LON/00AM/HMF/2023/0323	Unlicensed HMO	company Bostall Estates Limited	£2,426.67	Out of time or no jurisdiction	3	7 May 2024	1.7
116 Edgecot Grove, London N15 5HH [old rules] GOV.UK: LON/00AP/HMB/2023/0002	Harassment	individual		Withdrawn	1	24 Jan 2024	1.1
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	0.9
111, Rutland Gardens, Harringay, London N4 1JW [old rules] GOV.UK: LON/00AP/HMF/2021/0120	Unlicensed HMO	individual		Out of time or no jurisdiction	1	2 Nov 2021	1.7
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