

# Rent repayment orders near N17 9FQ

Generated 18 Oct 2026. Decisions within 2 km of N17 9FQ. 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=N17+9FQ>

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## What the tribunal ordered

19 decisions in this search (14 ended in a rent repayment order). In 14 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                       | 78% (14 of 18)                         | 86% (6 of 7)                          | 73% (8 of 11)                         |
| Typical amount ordered, per applicant                 | £3,924 (n=12)                          | too few (n=4)                         | £3,659 (n=8)                          |
| Typical amount ordered, per decision                  | £11,202 (n=14, typically 2 applicants) | £11,049 (n=6, typically 2 applicants) | £11,323 (n=8, typically 3 applicants) |
| Typical share of the maximum the tribunal could award | 80% (n=8)                              | too few (n=3)                         | 75% (n=5)                             |

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]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AP/HMG/2025/0618">LON/00AP/HMG/2025/0618</a>                      | Unlicensed house (selective licensing) | individual                                    |          | £15,600 | <b>£2,080</b>    | £12,480        | 6          | 80%   | 24 Jun 2026 | 0.7 |
| (x4) 88 Lealand Road, London N15 6JT [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AP/HMF/2024/0240">LON/00AP/HMF/2024/0240</a>                      | Unlicensed HMO                         | company                                       | £2,400   |         | <b>£5,805</b>    | £23,220        | 4          |       | 12 Jun 2025 | 1.4 |
| Turnpike House, 270 Stamford Hill, Hackney, N16 6TY [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AM/HMF/2024/0104">LON/00AM/HMF/2024/0104</a>       | Unlicensed HMO                         | company<br>Vacant Property Management Limited |          | £8,000  | <b>£6,000</b>    | £6,000         | 1          | 75%   | 14 Apr 2025 | 1.9 |
| 50 Lancaster Road, Waltham Forest, London, E17 6AJ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/HMF/2024/0601">LON/00BH/HMF/2024/0601</a>        | Unlicensed HMO                         | individual                                    |          | £11,960 | <b>£10,166</b>   | £10,166        | 1          | 85%   | 10 Mar 2025 | 1.5 |
| 16 Dawlish Road, London, N17 9HP [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AP/HMF/2024/0149">LON/00AP/HMF/2024/0149</a>                          | Unlicensed HMO                         | individual                                    | £590     | £6,940  | <b>£3,470</b>    | £3,470         | 1          | 50%   | 27 Jan 2025 | 0.6 |
| Old Moselle School Building, Moira Close, London, N17 6HZ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AP/HMF/2021/0285">LON/00AP/HMF/2021/0285</a> | Unlicensed HMO                         | company<br>Global 100 Ltd                     |          |         | <b>£2,960.12</b> | £17,760.75     | 6          |       | 23 Sep 2024 | 1.6 |

| Address, and case ref linked to GOV.UK                                                                                                      | Offence                                | Landlord                    | Rent pcm | Maximum   | Per applicant | Ordered, total | Applicants | Share | Decided     | km  |
|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------|----------|-----------|---------------|----------------|------------|-------|-------------|-----|
| Ground Floor Flat 67 Rangemoor Road N15 4NA [old rules]<br>GOV.UK: <a href="#">LON/00AP/HMF/2024/0045</a>                                   | Unlicensed house (selective licensing) | individual                  | £1,400   | £9,800    | £1,470        | £2,940         | 2          | 30%   | 9 Sep 2024  | 1.0 |
| (x2) Flat 201 and Flat 601, North Lodge, Lebus Street, London, N179FQ and [old rules]<br>GOV.UK: <a href="#">LON/00AP/HMF/2022/0183</a>     | Unlicensed HMO                         | company                     |          |           | £3,848.75     | £23,092.50     | 6          |       | 11 May 2023 | 0.0 |
| 124 Pretoria Avenue, Walthamstow, London E17 6JX [old rules]<br>GOV.UK: <a href="#">LON/00BH/HMG/2021/0036</a>                              | Unlicensed house (selective licensing) | individual                  |          |           | £4,930        | £9,860         | 2          |       | 20 May 2022 | 1.6 |
| 47 Sperling Road London N17 6UQ [old rules]<br>GOV.UK: <a href="#">LON/00AP/HMF/2021/0239</a>                                               | Unlicensed house (selective licensing) | company and individuals     | £628.33  | £1,264.31 | £1,264.31     | £1,264.31      | 1          | 100%  | 12 May 2022 | 1.0 |
| 39 Victoria Crescent London N15 5LP [old rules]<br>GOV.UK: <a href="#">LON/00AP/HMF/2021/0026</a>                                           | Unlicensed HMO                         | individual                  | £1,500   | £18,000   | £4,800        | £14,400        | 3          | 80%   | 12 Jul 2021 | 1.8 |
| 162 Park Lane, Haringey, London N17 0JN [old rules]<br>GOV.UK: <a href="#">LON/00AP/HMF/2020/0008</a>                                       | Unlicensed HMO                         | company Da Silva Empire Ltd | £400     | £4,600    | £4,000        | £4,000         | 1          | 87%   | 4 Aug 2020  | 1.4 |
| Markfield Lodge, 12 – 20 Markfield Road, London N15 4QF [old rules] [council application]<br>GOV.UK: <a href="#">LON/00AP/HMA/2013/0003</a> | Unlicensed HMO                         | individual                  |          |           |               | £12,237.66     | council    |       | 26 Mar 2013 | 0.8 |
| 688 – 690 High Road, Tottenham, London N17 0AE [old rules] [council application]<br>GOV.UK: <a href="#">LON/00AP/HMA/2013/0004</a>          | Unlicensed HMO                         | company and individuals     |          |           |               | £20,041.84     | council    |       | 26 Mar 2013 | 1.3 |

## 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]<br>GOV.UK: <a href="#">LON/00AP/HMF/2025/0803</a>                                | Unlicensed HMO                         | company and individuals<br>The Cosy Initiative Limited |          | Dismissed  | 5          | 13 Mar 2026 | 1.0 |
| 166a Page Green Terrace, London N15 4NU [old rules]<br>GOV.UK: <a href="#">LON/00AP/HMG/2025/0611</a>                        | Unlicensed house (selective licensing) | individual                                             | £1,250   | Dismissed  | 2          | 28 Oct 2025 | 1.3 |
| 116 Edgecot Grove, London N15 5HH [old rules]<br>GOV.UK: <a href="#">LON/00AP/HMB/2023/0002</a>                              | Harassment                             | individual                                             |          | Withdrawn  | 1          | 24 Jan 2024 | 1.7 |
| 23 Tavistock Avenue, London, E17 6HP [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BH/HMF/2023/0034</a> | Unlicensed HMO                         | company and individuals                                |          | Order made | 3          | 20 Sep 2023 | 1.4 |
| 232 West Green Road, N15 5AP [old rules] [council application]<br>GOV.UK: <a href="#">LON/00AP/HMA/2015/0011</a>             | Other                                  | individual                                             |          | Dismissed  | council    | 13 Jan 2016 | 1.9 |