# Rent repayment orders near N3 2BU

Generated 18 Oct 2026. Decisions within 5 km of N3 2BU. 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=N3+2BU

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## What the tribunal ordered

29 decisions in this search (22 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 | 79% (22 of 28) | 64% (7 of 11) | 88% (15 of 17) |
| Typical amount ordered, per applicant | £3,640 (n=21) | £3,780 (n=6) | £3,640 (n=15) |
| Typical amount ordered, per decision | £6,946 (n=22, typically 2 applicants) | £9,413 (n=7, typically 4 applicants) | £6,933 (n=15, typically 2 applicants) |
| Typical share of the maximum the tribunal could award | 72% (n=8) | too few (n=3) | 80% (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 |
|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 1.6 |
| 12B Long Lane, Finchley, London N3 2PT [old rules] GOV.UK: LON/00AC/HMF/2025/0883 | Unlicensed HMO | company and individuals | £890 | | **£3,024.99** | £6,049.98 | 2 | | 30 Jun 2026 | 0.2 |
| 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 | 3.1 |
| 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 | 4.2 |
| 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 | 0.0 |
| 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 | 1.4 |
| 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 | 4.9 |

| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided | km |
|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 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 | 3.1 |
| 18 Pennine Drive, London, NW2 1PB [old rules] GOV.UK: LON/00AC/HMF/2023/0278 | Unlicensed HMO | individual | £650 | | **£4,020** | £4,020 | 1 | | 9 Sep 2024 | 4.1 |
| 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 | 3.5 |
| 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 | 4.8 |
| 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 | 1.4 |
| 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 | 3.5 |
| 37 Chiltern Gardens, London, NW2 1PU [old rules] GOV.UK: LON/00AC/HMF/2022/0029 | Unlicensed HMO | individual | | | **£3,466.26** | £6,932.52 | 2 | | 21 Nov 2022 | 4.7 |
| 20a Shirehall Close, Hendon, NW4 2QP [old rules] GOV.UK: LON/00AC/HMK/2019/0064 | Unlicensed HMO | individual | £1,800 | | **£4,659.50** | £18,638 | 4 | | 16 May 2022 | 3.0 |
| 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 | 3.5 |
| 753b Finchley Road, London NW11 8DL [old rules] GOV.UK: LON/00AC/HMF/2019/0068 | Unlicensed HMO | individual | | £20,917.44 | **£1,882.57** | £9,412.85 | 5 | 45% | 11 Sep 2020 | 4.4 |
| 49 Bertram Road, London NW4 3PR [old rules] GOV.UK: LON/00AC/HMF/2020/0022 | Unlicensed HMO | individual | | | **£3,550** | £14,200 | 4 | | 27 Aug 2020 | 4.1 |
| 167 Russell Lane, London N20 0AU [old rules] [council application] GOV.UK: LON/00AC/HSD/2019/0001 | Unlicensed HMO | individual | | £5,244.87 | | £5,244.87 | council | 100% | 2 Mar 2020 | 4.1 |
| Room 3, 141 Princess Park Manor, Royal Drive, London N11 3FQ [old rules] GOV.UK: LON/00AC/HMF/2018/0041 | Unlicensed HMO | company Holland Park Properties Ltd | £695 | | **£4,010** | £4,010 | 1 | | 20 Mar 2019 | 3.2 |
| 26 Parkside Gardens, East Barnet, EN4 8JR [old rules] GOV.UK: LON/00AC/HMA/2016/0004 | Unlicensed HMO | individual | | £15,486.32 | **£1,250** | £5,000 | 4 | 32% | 27 Jul 2016 | 4.7 |

## 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 |
|---|---|---|---|---|---|---|---|
| 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 | 1.5 |


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This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.

| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Outcome | Applicants | Decided | km |
|---|---|---|---|---|---|---|---|
| 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 | 2.4 |
| 48 Durham Road London N2 9DT [old rules] GOV.UK: LON/00AC/HMF/2020/0246 | Unlicensed HMO | individual | | Dismissed | 3 | 2 Aug 2022 | 2.4 |
| 20 The Vale, London NW11 8SG [old rules] GOV.UK: LON/00AC/HMF/2021/0168 | Unlicensed HMO | company and individuals | | Out of time or no jurisdiction | 5 | 1 Mar 2022 | 3.8 |
| Flat 4, 655 High Road, London N12 0DZ [old rules] GOV.UK: LON/00AC/HNB/2021/0004 | Unlicensed HMO | individual | £1,150 | Other ruling | 1 | 11 Jan 2022 | 1.2 |
| Flat 3, 337-339 Archway Road, London, N6 5AA [old rules] GOV.UK: LON/00AP/HMF/2021/0093 | Unlicensed HMO | company Atra Investments Limited | £1,105 | Dismissed | 1 | 26 Oct 2021 | 4.2 |
| 30B Market Place, Falloden Way, London NW11 6JJ [old rules] GOV.UK: LON/00AC/HMF/2019/0042 | Harassment | company Joobet Ltd | | Dismissed | 1 | 13 Dec 2019 | 2.0 |


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