Rent repayment orders near N5 1SH

Generated 19 Oct 2026. Decisions within 2 km of N5 1SH. 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=N5+1SH

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What the tribunal ordered

47 decisions in this search (42 ended in a rent repayment order). In 40 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	91% (42 of 46)	78% (7 of 9)	95% (35 of 37)
Typical amount ordered, per applicant	£4,966 (n=40)	£5,287 (n=6)	£4,966 (n=34)
Typical amount ordered, per decision	£12,875 (n=40, typically 3 applicants)	£10,100 (n=6, typically 2 applicants)	£13,156 (n=34, typically 3 applicants)
Typical share of the maximum the tribunal could award	70% (n=21)	too few (n=1)	70% (n=20)

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
29b Landseer Road, London, N19 4JU [old rules] GOV.UK: LON/00AU/HMF/2025/0716	Unlicensed HMO	company Palais Europe Ltd			**£4,049.97**	£8,099.94	2		21 Apr 2026	1.9
7 Willow Court, Eden Grove, London, N7 8EH [old rules] GOV.UK: LON/00AU/HMG/2025/0648	Unlicensed HMO	individual		£9,000	**£8,100**	£8,100	1	90%	16 Apr 2026	1.0
28 Lennox Road, London, N4 3JQ [old rules] GOV.UK: LON/00AU/HMJ/2025/0002	Unlicensed house (selective licensing)	individual	£1,450	£17,400	**£1,740**	£3,480	2	20%	26 Nov 2025	1.5
58 George Downing Estate, Cazenove Road, London N16 8BE [old rules] GOV.UK: LON/00AM/HMF/2022/0200	Unlicensed HMO	individual			**£2,804.55**	£11,218.22	4		22 Oct 2025	1.7
36 Corker Walk, London N7 7RH [old rules] GOV.UK: LON/00AU/HMF/2025/0669	Unlicensed HMO	individual		£21,450	**£5,005**	£15,015	3	70%	19 Sep 2025	1.3
Flat B 22 Landseer Road, London N19 4 JZ [old rules] GOV.UK: LON/00AU/HMF/2024/0700	Unlicensed HMO	individual	£2,100	£17,620	**£4,992.33**	£14,977	3	85%	7 Aug 2025	1.9
Flat 1, 72 Highbury Park, London N5 2XE [old rules] GOV.UK: LON/00AU/HMF/2024/0095	Unlicensed HMO	company			**£2,225**	£2,225	1		19 May 2025	0.4

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 31 Simpson House 2 Courthouse Lane, London N16 7YA [old rules] GOV.UK: LON/00AM/HMF/2021/0198	Unlicensed HMO	company Simpson House 3 Ltd	£1,646.66	£19,759.92	**£4,940**	£14,820	3	75%	7 Mar 2025	1.7
Flat 12 Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0286	Unlicensed HMO	company Simpson House 3 Ltd	£2,340	£27,906.64	**£6,511.67**	£19,535	3	70%	7 Mar 2025	1.8
Flat 10, Simpson House Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0179	Unlicensed HMO	company Simpson House 3 Ltd	£2,340		**£6,931.50**	£13,863	2		7 Mar 2025	1.8
Flat 2, Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0202	Unlicensed HMO	company Simpson House 3 Ltd	£2,145	£25,740	**£6,006**	£18,018	3	70%	7 Mar 2025	1.8
Flat 1B Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0230	Unlicensed HMO	company Simpson House 3 Ltd	£2,448.33	£29,379.96	**£5,141.75**	£20,567	4	70%	7 Mar 2025	1.8
Flat 9 Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0241	Unlicensed HMO	company Simpson House 3 Ltd		£26,520	**£6,188**	£18,564	3	70%	7 Mar 2025	1.8
Unit G30 Olympic House Somerford Grove, London N16 7RZ [old rules] GOV.UK: LON/00AM/HMF/2021/0284	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,625	£14,878.40	**£3,471.67**	£10,415	3	70%	7 Mar 2025	1.8
Flat 310 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0289	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,733.33		**£3,507**	£10,521	3		7 Mar 2025	1.8
Flat 318 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0234	Unlicensed HMO	company Somerford Assets 3 Ltd	£2,491.66	£29,899.92	**£6,976.67**	£20,930	3	70%	7 Mar 2025	1.8
Flat 306 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0288	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,725	£3,792.47	**£884.91**	£2,654.73	3	70%	7 Mar 2025	1.8
Flat 301 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0184	Unlicensed HMO	company Somerford Assets 3 Ltd	£2,340		**£11,934**	£23,868	2		7 Mar 2025	1.8
Flat 206 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0157	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,820		**£5,096**	£15,288	3		7 Mar 2025	1.8
Flat 201 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0232	Unlicensed HMO	company Somerford Assets 3 Ltd	£2,191	£26,292	**£6,864**	£20,592	3	78%	7 Mar 2025	1.8
Flat 401 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0290	Unlicensed HMO	company Somerford Assets 3 Ltd			**£5,865.75**	£23,463	4		7 Mar 2025	1.8
42A Petherton Road, London N5 2RG [old rules] GOV.UK: LON/00AU/HMF/2024/0249	Unlicensed HMO	individual			**£1,295.45**	£2,590.91	2		4 Mar 2025	0.6
Flat LG05, The Beaux Arts Building, 10-18 Manor Gardens, London, N7 6JT [old rules] GOV.UK: LON/00AU/HMJ/2024/0002	Unlicensed house (selective licensing)	company Holaw 479 Limited	£1,900		**£2,235**	£4,470	2		12 Nov 2024	1.6
83 Sussex Way, London, N7 6RU [old rules] GOV.UK: LON/00AU/HMF/2024/0059	Unlicensed HMO	individual		£7,441.61	**£1,116**	£5,580	5	75%	11 Nov 2024	1.6

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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	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 1, 21 Hamilton Park, London, N5 1SH [old rules] GOV.UK: LON/00AU/HMF/2024/0055	Unlicensed HMO	company and individuals RARS Properties Limited		£11,568.22	**£1,879.84**	£7,519.34	4	65%	4 Nov 2024	0.0
1a Charteris Road, London N4 3AA [old rules] GOV.UK: LON/00AU/HMG/2024/0014	Unlicensed house (selective licensing)	individual	£1,600		**£7,500**	£7,500	1		19 Sep 2024	1.6
16 Lydford Close, London, N16 8UT [old rules] GOV.UK: LON/00AM/HMG/2023/0034	Unlicensed HMO	individual		£24,900	**£4,150**	£12,450	3	50%	25 Jun 2024	1.6
Flat 12 Prichard Court Georges Road N7 8HZ [old rules] GOV.UK: LON/00AU/HMF/2023/0020	Unlicensed HMO	individual			**£7,046.50**	£14,093	2		15 Mar 2024	1.2
12 Prichard Court, Georges Road, London, N7 8HZ and [old rules] GOV.UK: LON/00AU/HMF/2023/0157	Unlicensed HMO	individual			**£7,046.50**	£14,093	2		15 Mar 2024	1.2
Flat 1 and Flat 2, 161 Hornsey Road, London N7 6DU [old rules] GOV.UK: LON/00AU/HMF/2022/0288	Unlicensed HMO	individual	£1,650	£14,850	**£3,311.27**	£9,933.80	3	67%	3 Aug 2023	1.2

Showing the 30 most recent of 40. 10 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=N5+1SH

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
122 Widdenham Road, London N7 9SQ [old rules] GOV.UK: LON/00AU/HMF/2025/0753	Unlicensed HMO	individual	£2,950	Other ruling	3	18 Feb 2026	1.2
Flat 13 Simpson House 2 Somerford Grove, London N16 7TX : LO/00 [old rules] GOV.UK: view decision	Unlicensed HMO	company Simpson House 3 Ltd		Dismissed	3	7 Mar 2025	1.8
Flat 305 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0293	Unlicensed HMO	company Somerford Assets 3 Ltd		Dismissed	4	7 Mar 2025	1.8
Flat 4, Fenstanton, London N4 3AT [old rules] [figures not yet checked] GOV.UK: LON/00AP/HMF/2022/0113	Unlicensed HMO	individual	£433	Order made	1	12 Dec 2022	2.0
6 Cowper Road, London N16 8PF [old rules] GOV.UK: LON/00AM/HMF/2021/0161	Unlicensed HMO	company Hawkes Properties Ltd		Dismissed	1	23 Feb 2022	1.3
45 Selden Walk, London, N7 7RL [old rules] [figures not yet checked] GOV.UK: LON/00AU/HMF/2021/0131	Unlicensed HMO	individual		Order made	4	27 Apr 2021	1.3
Flat 6, 435 Holloway Road, London N7 6LJ [old rules] GOV.UK: LON/00AU/HMF/2020/0089	Unlicensed HMO	company Highlands Investments Ltd	£2,643.33	Dismissed	2	3 Feb 2021	1.7

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