Rent repayment orders near N7 7RL

Generated 18 Oct 2026. Decisions within 2 km of N7 7RL. 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=N7+7RL

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What the tribunal ordered

32 decisions in this search (27 ended in a rent repayment order). In 25 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	93% (27 of 29)	89% (8 of 9)	95% (19 of 20)
Typical amount ordered, per applicant	£4,629 (n=25)	£7,210 (n=7)	£3,681 (n=18)
Typical amount ordered, per decision	£9,745 (n=25, typically 3 applicants)	£14,420 (n=7, typically 3 applicants)	£8,923 (n=18, typically 2 applicants)
Typical share of the maximum the tribunal could award	70% (n=14)	too few (n=4)	68% (n=10)

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.

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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
65a Tufnell Park Road, Islington, N7 0PS [old rules] GOV.UK: LON/00AU/HMF/2026/0023	Unlicensed HMO	individual	£2,800	£23,145.44	**£4,629.09**	£13,887.27	3	60%	11 Sep 2026	1.3
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	0.8
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	1.3
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	0.4
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	0.1
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	0.8
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	1.2

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	1.9
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	0.6
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	0.4
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	1.3
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	0.5
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	1.6
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	1.6
11 Southcote Road, London N19 5BJ [old rules] GOV.UK: LON/00AU/HMG/2023/0025	Unlicensed HMO	individual	£1,950	£19,490.22	**£3,248.37**	£9,745.10	3	50%	11 Jan 2024	1.9
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	0.4
29C Courtenay Road, London N7 7BQ [old rules] GOV.UK: LON/00AU/HMF/2022/0214	Unlicensed HMO	individual	£2,383.33	£28,599.96	**£6,673.32**	£20,019.97	3	70%	11 May 2023	1.2
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	1.8
17a Birnam Road, London N4 3LJ [old rules] GOV.UK: LON/00AU/HMF/2021/0291	Unlicensed HMO	individual	£1,850		**£2,568.75**	£5,137.50	2		12 May 2022	0.3
(x2) 70 Wightman Road, London, N4 1RW 0090 [old rules] GOV.UK: LON/00AP/HMF/2021/0073	Unlicensed HMO	individual			**£7,210**	£14,420	2		26 Jan 2022	1.8
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	1.9
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	1.9
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	1.9
15 North Road, London N7 9EY [old rules] GOV.UK: LON/00AU/HMF/2019/0071	Unlicensed HMO	company and individuals Smart Rent Limited	£600		**£6,600**	£6,600	1		26 Jun 2020	1.8
Flat (above) 7 Brecknock Road, London N7 0BL [old rules] GOV.UK: LON/00AG/HMG/2019/0021	Unlicensed HMO	individual	£2,145	£25,740	**£1,666.67**	£5,000	3	19%	20 Jan 2020	2.0

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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.

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	1.1
68 Hatchard Road, London, N19 4NQ [old rules] GOV.UK: LON/00AU/HMB/2019/0006	Harassment	individual	£1,343.33	Dismissed	2	21 Mar 2024	0.9
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	0.8
Flat 4, 118 Fairbridge Road London N19 3HU [old rules] GOV.UK: LON/00AU/HTC/2022/0004	Other	company and individuals	£899.99	Other ruling	1	18 Jul 2022	1.0
Flat 6, 46 Coleridge Road, Takoma House, London N8 8ED [old rules] [figures not yet checked] GOV.UK: LON/00AP/HMF/2021/0197	Unlicensed HMO	company	£1,575	Order made	4	16 Jun 2022	1.9
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	0.0
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	0.9

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