# Rent repayment orders near N7 9SQ

Generated 19 Oct 2026. Decisions within 2 km of N7 9SQ. 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+9SQ

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## What the tribunal ordered

36 decisions in this search (32 ended in a rent repayment order). In 28 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 | 94% (32 of 34) | 92% (12 of 13) | 95% (20 of 21) |
| Typical amount ordered, per applicant | £3,562 (n=28) | £3,600 (n=9) | £3,311 (n=19) |
| Typical amount ordered, per decision | £8,100 (n=28, typically 2 applicants) | £8,326 (n=9, typically 2 applicants) | £8,100 (n=19, typically 2 applicants) |
| Typical share of the maximum the tribunal could award | 68% (n=12) | too few (n=2) | 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.

**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 |
|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 0.9 |
| 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 | 1.1 |
| 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 | 0.4 |
| 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 |
| 4 Carters Close, Torriano Avenue, London NW5 2ST [old rules] GOV.UK: LON/00AG/HMF/2025/0703 | Unlicensed HMO | company | | | **£802.17** | £802.17 | 1 | | 2 Oct 2025 | 1.2 |
| 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 | 1.0 |
| 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 | 1.1 |

| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided | km |
|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 1.4 |
| 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 | 1.8 |
| 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 | 0.9 |
| 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 | 1.0 |
| 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 | 1.2 |
| 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 |
| 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 | 0.5 |
| 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 | 0.5 |
| 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 | 1.5 |
| 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 | 0.7 |
| 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 | 0.5 |
| Flat 11 Soane Court, St Pancras Way, London NW1 9EG [old rules] GOV.UK: LON/00AG/HMF/2021/0300 | Unlicensed HMO | company and individuals Beachstone Properties Limited | | | **£1,088.93** | £5,444.65 | 5 | | 4 Nov 2022 | 1.8 |
| 4 Lock Mews, London NW1 9AD [old rules] GOV.UK: LON/00AG/HMF/2021/0280 | Illegal eviction | company London Rooms (Alterna Limited) | £900 | £3,600 | **£3,600** | £3,600 | 1 | 100% | 14 Jun 2022 | 1.2 |
| 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 | 1.2 |
| 21 Fortess Grove, London NW5 2HD [old rules] GOV.UK: LON/00AG/HMK/2020/0032 | Unlicensed HMO | company and individuals | £881.83 | | **£4,299.81** | £8,599.62 | 2 | | 16 Sep 2021 | 1.6 |
| 8 Rochester Court, Rochester Sq Camden NW1 9EL [old rules] GOV.UK: view decision | Unlicensed HMO | company Metro Muves Ltd | | | **£3,523.33** | £10,570 | 3 | | 9 Mar 2021 | 1.8 |
| 6 Rosemary House, Leighton Road, Camden NW5 2UX [old rules] GOV.UK: LON/00AG/HMG/2019/0022 | Unlicensed HMO | individual | | | **£2,122.27** | £10,611.37 | 5 | | 18 Nov 2020 | 1.4 |


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| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided | km |
|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 0.8 |
| Flat 14 Hogarth Court, St. Pancras Way, London NW1 9EH [old rules] GOV.UK: LON/00AG/HMF/2019/0060 | Unlicensed HMO | company and individuals RentaroominLondon Limited | £737 | | **£8,326** | £8,326 | 1 | | 5 Feb 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 | 1.0 |
| 29 Leighton Road, London, NW5 2QG [old rules] GOV.UK: LON/00AG/HMK/2019/0012 | Unlicensed HMO | company ORL Holdings Ltd | £3,878.33 | | **£5,798.80** | £28,994 | 5 | | 25 Jul 2019 | 1.6 |

## 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 | 0.0 |
| 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 | 1.6 |
| 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 | 1.9 |
| 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 | 1.6 |
| Ground Floor Flat, 270 Camden Road, London, NW1 9AB [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2021/0206 | Unlicensed HMO | company O'Neill Investments Limited | | Order made | 10 | 3 Mar 2022 | 1.1 |
| 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 | 1.1 |
| 8 Rochester Court, Rochester Sq Camden NW1 9EL [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2020/0177 | Unlicensed HMO | company Metro Muves Ltd | | Order made | 3 | 9 Mar 2021 | 1.8 |
| 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 | 0.7 |


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