

Rent repayment orders near N8 8ED

Generated 18 Oct 2026. Decisions within 2 km of N8 8ED. 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=N8+8ED>

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What the tribunal ordered

20 decisions in this search (16 ended in a rent repayment order). In 13 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	89% (16 of 18)	83% (5 of 6)	92% (11 of 12)
Typical amount ordered, per applicant	£3,700 (n=13)	too few (n=4)	£3,589 (n=9)
Typical amount ordered, per decision	£7,500 (n=13, typically 2 applicants)	too few (n=4)	£7,500 (n=9, typically 2 applicants)
Typical share of the maximum the tribunal could award	80% (n=6)	too few (n=1)	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
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	1.8
4A Fairfax Mews, Harringay Ladder, London, N8 0NN [old rules] GOV.UK: LON/00AP/HMG/2024/0603	Unlicensed house (selective licensing)	individual		£13,950	£12,555	£12,555	1	90%	27 Mar 2026	1.9
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	1.8
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	1.8
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	0.4
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	2.0
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	1.9

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applications	Share	Decided	km
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
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	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	1.7
(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	1.5
116 Warham Road, Haringey, London, N4 1AU [old rules] GOV.UK: LON/00AP/HMF/2021/0175	Unlicensed HMO	company Roxburgh Properties Ltd	£350	£4,109.67	£3,700	£3,700	1	90%	26 Jan 2022	1.7
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	1.8

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	Applications	Decided	km
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	1.3
79 Hornsey Park Road, London N8 0JU [old rules] [figures not yet checked] GOV.UK: LON/00AP/HMG/2022/0021	Unlicensed HMO	individual	£2,400	Order made	6	20 Dec 2023	1.7
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	1.3
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	1.3
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	0.0
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	1.5
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	1.9