

Rent repayment orders near N9 9EX

Generated 17 Oct 2026. Decisions within 5 km of N9 9EX. 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=N9+9EX>

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What the tribunal ordered

37 decisions in this search (28 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	78% (28 of 36)	100% (7 of 7)	72% (21 of 29)
Typical amount ordered, per applicant	£3,260 (n=27)	£2,992 (n=6)	£3,260 (n=21)
Typical amount ordered, per decision	£6,960 (n=28, typically 2 applicants)	£5,950 (n=7, typically 2 applicants)	£7,400 (n=21, typically 2 applicants)
Typical share of the maximum the tribunal could award	78% (n=12)	too few (n=4)	64% (n=8)

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
159 Rosebery Avenue, London, N17 9SG [old rules] GOV.UK: LON00AP/HMG/2025/0618	Unlicensed house (selective licensing)	individual		£15,600	£2,080	£12,480	6	80%	24 Jun 2026	3.8
155 Winchester Road, Enfield, N9 9EX [old rules] GOV.UK: LON00AK/HMG/2025/0674	Unlicensed house (selective licensing)	individual			£2,333	£4,666	2		6 May 2026	0.0
(x3) 35 Rodney Place, London, E17 5NN . [old rules] GOV.UK: LON00BH/HMF/2025/0736	Unlicensed HMO	company and individuals			£3,587.87	£10,763.62	3		22 Apr 2026	4.5
149 Empire Avenue, London, N18 1AP [old rules] GOV.UK: LON00AP/HMB/2025/0015	Violence for securing entry	individual	£2,400		£3,600	£14,400	4		23 Mar 2026	2.9
19 Huxley Road, N18 1NW [old rules] GOV.UK: LON00AK/HMF/2025/0722	Unlicensed house (selective licensing)	individual	£2,200	£4,928.87	£2,957.32	£2,957.32	1	60%	8 Dec 2025	1.5
Flat 2, 49a Salisbury Hall Road, London, E4 8SA [old rules] GOV.UK: LON00BH/HMF/2024/0616	Unlicensed house (selective licensing)	company and individuals N Smart Solutions Limited	£1,350		£8,907.88	£8,907.88	1		29 Oct 2025	4.3

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
15 Elmhurst Road, Enfield, EN3 5TB [old rules] GOV.UK: LON/00AK/HMF/2024/0636	Unlicensed house (selective licensing)	individual	£420		£3,467.57	£3,467.57	1		12 May 2025	4.6
695 Lordship Lane N22 5JY (Amended 16 June 2025) [old rules] GOV.UK: LON/00AP/HMF/2021/0107	Unlicensed HMO	individual	£541.67		£1,312.50	£5,250	4		19 Mar 2025	4.7
50 Lancaster Road, Waltham Forest, London, E17 6AJ [old rules] GOV.UK: LON/00BH/HMF/2024/0601	Unlicensed HMO	individual		£11,960	£10,166	£10,166	1	85%	10 Mar 2025	4.4
16 Dawlish Road, London, N17 9HP [old rules] GOV.UK: LON/00AP/HMF/2024/0149	Unlicensed HMO	individual	£590	£6,940	£3,470	£3,470	1	50%	27 Jan 2025	4.3
82 Perth Road, London, N22 5QP [old rules] GOV.UK: LON/00AP/HMF/2024/0150	Unlicensed HMO	individual	£1,850		£2,466.67	£7,400	3		17 Dec 2024	3.7
Flat A, 1 Orpington Gardens, Edmonton, London N18 1LW [old rules] GOV.UK: LON/00AK/HMG/2024/0022	Unlicensed house (selective licensing)	individual		£15,288	£4,442.48	£8,884.95	2	58%	3 Dec 2024	1.4
321 Haselbury Road, London N9 9AL [old rules] GOV.UK: LON/00AK/HMF/2023/0004	Unlicensed HMO	individual			£711.57	£1,423.13	2		29 Oct 2024	0.7
Old Moselle School Building, Moira Close, London. N17 6HZ [old rules] GOV.UK: LON/00AP/HMF/2021/0285	Unlicensed HMO	company Global 100 Ltd			£2,960.12	£17,760.75	6		23 Sep 2024	3.9
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	5.0
32 Woodberry Way, London, E4 7DX [old rules] GOV.UK: LON/00BH/HMG/2023/0021	Unlicensed house (selective licensing)	individual	£1,000	£8,642.86	£1,728.50	£3,457	2	40%	7 Nov 2023	4.4
5 Spencer Avenue, London N13 4TS [old rules] GOV.UK: LON/00AK/HMF/2023/0082	Unlicensed HMO	individual	£700	£8,400	£5,792	£5,792	1	69%	19 Oct 2023	4.1
7 Crossfield Road, London N17 6AY [old rules] GOV.UK: LON/00AP/HMG/2022/0022	Unlicensed HMO	company General Accommodation Estates Limited			£1,583.33	£4,750	3		31 Jul 2023	4.9
16 Normanshire Drive, London E4 9HF [old rules] GOV.UK: LON/00BH/HMG/2023/0003	Unlicensed house (selective licensing)	company and individuals	£1,300	£15,600	£6,240	£12,480	2	80%	12 Jul 2023	3.9
(x2) Flat 201 and Flat 601, North Lodge, Lebus Street, London, N179FQ and [old rules] GOV.UK: LON/00AP/HMF/2022/0183	Unlicensed HMO	company			£3,848.75	£23,092.50	6		11 May 2023	4.5
714 Lordship Lane, London N22 5JN [old rules] GOV.UK: LON/00AP/HMF/2021/0299	Unlicensed HMO	individual			£3,260	£6,520	2		11 May 2023	4.7
47 Sperling Road London N17 6UQ [old rules] GOV.UK: LON/00AP/HMF/2021/0239	Unlicensed house (selective licensing)	company and individuals	£628.33	£1,264.31	£1,264.31	£1,264.31	1	100%	12 May 2022	4.2
91 Willingdon Road, London N22 6SE & 0038 [old rules] GOV.UK: LON/00AP/HMG/2021/0037	Unlicensed HMO	individual			£575.67	£1,151.35	2		2 Mar 2022	4.6
19 Bury Road, N22 6HX [old rules] GOV.UK: LON/00AP/HMF/2021/0122	Unlicensed HMO	individual			£4,928.17	£19,712.69	4		2 Sep 2021	5.0
81 Downhills Park Road, London, N17 6AS [old rules] GOV.UK: LON/00AP/HMF/2020/0223	Unlicensed HMO	individual	£2,426.66	£29,119.92	£5,241.59	£26,207.93	5	90%	25 Jun 2021	4.9

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
203 Downhills Way, London N17 6AH [old rules] GOV.UK: LON/00AP/HMF/2019/0075	Unlicensed HMO	individual	£1,900	£7,849.88	£1,983.29	£5,949.88	3	76%	23 Sep 2020	4.3
162 Park Lane, Haringey, London N17 0JN [old rules] GOV.UK: LON/00AP/HMF/2020/0008	Unlicensed HMO	company Da Silva Empire Ltd	£400	£4,600	£4,000	£4,000	1	87%	4 Aug 2020	3.2
688 – 690 High Road, Tottenham, London N17 0AE [old rules] [council application] GOV.UK: LON/00AP/HMA/2013/0004	Unlicensed HMO	company and individuals				£20,041.84	council		26 Mar 2013	3.3

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
48 Philip Lane, London, N15 4JE [old rules] GOV.UK: LON/00AP/HMF/2025/0803	Unlicensed HMO	company and individuals The Cosy Initiative Limited		Dismissed	5	13 Mar 2026	4.7
6a Sylvan Avenue, London, N22 5HX [old rules] GOV.UK: LON/00AP/HMF/2025/0823	Unlicensed house (selective licensing)	individual	£1,950	Dismissed	2	12 Mar 2026	4.2
92 Millfield Avenue, London, E17 5HL [old rules] GOV.UK: LON/00BH/HMF/2024/0612	Unlicensed HMO	individual		Dismissed	1	14 Apr 2025	4.5
44 Gathorne Road, Wood Green, London N22 5ND [old rules] GOV.UK: LON/00AP/HMF/2024/0188	Unlicensed HMO	individual		Out of time or no jurisdiction	1	21 Jan 2025	4.7
5 Sylvan Avenue, Wood Green, London N22 5HX [old rules] GOV.UK: LON/00AP/HMJ/2024/0003	Unlicensed HMO	individual	£1,350	Struck out	2	10 Sep 2024	4.2
55 The Sunny Road, Enfield, Middlesex, EN3 5EF [old rules] [council application] GOV.UK: LON/00AK/HMG/2023/0028	Unlicensed house (selective licensing)	individual		Dismissed	council	25 Jan 2024	3.9
55 The Sunny Road, Enfield, Middlesex, EN3 5EF [old rules] [council application] GOV.UK: LON/00AK/HMG/2023/0024	Unlicensed house (selective licensing)	individual		Dismissed	council	25 Jan 2024	3.9
215 Sirdar Road, London N22 6QU [old rules] GOV.UK: LON/00AP/HMF/2022/0280	Unlicensed HMO	individual	£1,900	Dismissed	1	3 Jan 2024	4.4
23 Tavistock Avenue, London, E17 6HP [old rules] [figures not yet checked] GOV.UK: LON/00BH/HMF/2023/0034	Unlicensed HMO	company and individuals		Order made	3	20 Sep 2023	5.0