

# Rent repayment orders near NW1 9EH

Generated 18 Oct 2026. Decisions within 2 km of NW1 9EH. 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=NW1+9EH>

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: [hello@rentrisecheck.uk](mailto:hello@rentrisecheck.uk). The figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). Individual landlords are never named here; companies are. GOV.UK guidance and form RRO1: <https://www.gov.uk/guidance/rent-repayment-orders-guidance-for-tenants>

## What the tribunal ordered

48 decisions in this search (42 ended in a rent repayment order). In 36 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% (42 of 45)                        | 93% (28 of 30)                         | 93% (14 of 15)                        |
| Typical amount ordered, per applicant                 | £4,316 (n=36)                         | £4,300 (n=23)                          | £4,629 (n=13)                         |
| Typical amount ordered, per decision                  | £9,856 (n=36, typically 3 applicants) | £10,570 (n=23, typically 3 applicants) | £9,607 (n=13, typically 2 applicants) |
| Typical share of the maximum the tribunal could award | 72% (n=12)                            | 75% (n=7)                              | 70% (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  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------|-----------|------------|------------------|----------------|------------|-------|-------------|-----|
| 65a Tufnell Park Road, Islington, N7 0PS [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AU/HMF/2026/0023">LON/00AU/HMF/2026/0023</a>         | Unlicensed HMO | individual                    | £2,800    | £23,145.44 | <b>£4,629.09</b> | £13,887.27     | 3          | 60%   | 11 Sep 2026 | 1.7 |
| 12 Pratt Street, Camden, London, NW1 0AB [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AG/HMF/2026/0007">LON/00AG/HMF/2026/0007</a>         | Unlicensed HMO | individual                    | £3,878.33 | £12,809.04 | <b>£9,606.78</b> | £9,606.78      | 1          | 75%   | 28 Jul 2026 | 0.7 |
| 7 Willow Court, Eden Grove, London, N7 8EH [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AU/HMG/2025/0648">LON/00AU/HMG/2025/0648</a>       | Unlicensed HMO | individual                    |           | £9,000     | <b>£8,100</b>    | £8,100         | 1          | 90%   | 16 Apr 2026 | 1.9 |
| 4 Carters Close, Torriano Avenue, London NW5 2ST [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AG/HMF/2025/0703">LON/00AG/HMF/2025/0703</a> | Unlicensed HMO | company                       |           |            | <b>£802.17</b>   | £802.17        | 1          |       | 2 Oct 2025  | 0.7 |
| Flat 4, 14 Argyle Walk, London WC1H 8HA [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AG/HMF/2025/0613">LON/00AG/HMF/2025/0613</a>          | Unlicensed HMO | individual                    |           | £35,400    | <b>£6,188.25</b> | £24,753        | 4          | 70%   | 18 Aug 2025 | 1.9 |
| Fifth Floor, 35-37 William Road, London NW1 3ER [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AG/HMF/2022/0018">LON/00AG/HMF/2022/0018</a>  | Unlicensed HMO | company                       | £1,000    |            | <b>£5,760</b>    | £5,760         | 1          |       | 9 Apr 2025  | 1.8 |
| Floor 2, 35-37 William Road, London NW1 3ER [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AG/HMF/2022/0001">LON/00AG/HMF/2022/0001</a>      | Unlicensed HMO | company<br>Global 100 Limited |           |            | <b>£3,427</b>    | £10,281        | 3          |       | 23 Sep 2024 | 1.8 |

| Address, and case ref linked to GOV.UK                                                                                       | Offence          | Landlord                                              | Rent pcm | Maximum    | Per applicant    | Ordered, total | Applicants | Share | Decided     | km  |
|------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------|----------|------------|------------------|----------------|------------|-------|-------------|-----|
| Flat 12 Prichard Court Georges Road N7 8HZ [old rules]<br>GOV.UK: <a href="#">LON/00AU/HMF/2023/0020</a>                     | Unlicensed HMO   | individual                                            |          |            | <b>£7,046.50</b> | £14,093        | 2          |       | 15 Mar 2024 | 1.6 |
| 12 Prichard Court, Georges Road, London, N7 8HZ and [old rules]<br>GOV.UK: <a href="#">LON/00AU/HMF/2023/0157</a>            | Unlicensed HMO   | individual                                            |          |            | <b>£7,046.50</b> | £14,093        | 2          |       | 15 Mar 2024 | 1.6 |
| 11 Southcote Road, London N19 5BJ [old rules]<br>GOV.UK: <a href="#">LON/00AU/HMF/2023/0025</a>                              | Unlicensed HMO   | individual                                            | £1,950   | £19,490.22 | <b>£3,248.37</b> | £9,745.10      | 3          | 50%   | 11 Jan 2024 | 1.5 |
| 28 Thornhill Bridge Wharf Caledonian Road, N1 0RU [old rules]<br>GOV.UK: <a href="#">LON/00AU/HMF/2022/0278</a>              | Unlicensed HMO   | company Equinox Re Ltd                                |          |            | <b>£1,705</b>    | £3,410         | 2          |       | 5 Jul 2023  | 1.6 |
| 104 D Euston street NW1 2HA [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2022/0241</a>                                    | Unlicensed HMO   | individual                                            |          |            | <b>£3,060</b>    | £3,060         | 1          |       | 14 Jun 2023 | 1.8 |
| Flat 11 Soane Court, St Pancras Way, London NW1 9EG [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2021/0300</a>            | Unlicensed HMO   | company and individuals Beachstone Properties Limited |          |            | <b>£1,088.93</b> | £5,444.65      | 5          |       | 4 Nov 2022  | 0.1 |
| Room 2, Flat 131 Penshurst Buildings, Queens Crescent, NW5 3QJ [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMK/2020/0004</a> | Unlicensed HMO   | individual                                            | £750     |            | <b>£1,730.75</b> | £1,730.75      | 1          |       | 1 Sep 2022  | 1.3 |
| 4 Lock Mews, London NW1 9AD [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2021/0280</a>                                    | Illegal eviction | company London Rooms (Altern Limited)                 | £900     | £3,600     | <b>£3,600</b>    | £3,600         | 1          | 100%  | 14 Jun 2022 | 0.7 |
| 56B Marquis Road, Camden, London NW1 8UB [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2021/0029</a>                       | Unlicensed HMO   | individual                                            |          |            | <b>£5,488</b>    | £16,464        | 3          |       | 18 Feb 2022 | 1.4 |
| Flat 230, Levita House, Chalton Street, London, NW1 1HN [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2021/0127</a>        | Unlicensed HMO   | individual                                            |          | £33,919.40 | <b>£6,360</b>    | £25,440        | 4          | 75%   | 24 Nov 2021 | 1.5 |
| 21 Fortress Grove, London NW5 2HD [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMK/2020/0032</a>                              | Unlicensed HMO   | company and individuals                               | £881.83  |            | <b>£4,299.81</b> | £8,599.62      | 2          |       | 16 Sep 2021 | 1.1 |
| 23 Lydford House, Royal College Street, London. NW1 0SA [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2020/0237</a>        | Unlicensed HMO   | individual                                            | £2,340   | £28,080    | <b>£9,360</b>    | £28,080        | 3          | 100%  | 12 Jul 2021 | 0.7 |
| 3rd Floor, 35-37 William Road, London, NW1 3ER [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2021/0042</a>                 | Unlicensed HMO   | company                                               | £1,500   | £100,000   | <b>£2,083.95</b> | £6,251.85      | 3          | 6%    | 6 Jul 2021  | 1.8 |
| 8 Rochester Court, Rochester Sq Camden NW1 9EL [old rules]<br>GOV.UK: <a href="#">view decision</a>                          | Unlicensed HMO   | company Metro Moves Ltd                               |          |            | <b>£3,523.33</b> | £10,570        | 3          |       | 9 Mar 2021  | 0.1 |
| 6 Rosemary House, Leighton Road, Camden NW5 2UX [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2019/0022</a>                | Unlicensed HMO   | individual                                            |          |            | <b>£2,122.27</b> | £10,611.37     | 5          |       | 18 Nov 2020 | 0.9 |
| 15 North Road, London N7 9EY [old rules]<br>GOV.UK: <a href="#">LON/00AU/HMF/2019/0071</a>                                   | Unlicensed HMO   | company and individuals Smart Rent Limited            | £600     |            | <b>£6,600</b>    | £6,600         | 1          |       | 26 Jun 2020 | 1.0 |
| Flat 22, 46 Britannia Street London WC1X 9JH [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2019/0093</a>                   | Unlicensed HMO   | company and individuals                               |          |            | <b>£1,266.67</b> | £7,600         | 6          |       | 3 Apr 2020  | 1.9 |

| Address, and case ref linked to GOV.UK                                                                               | Offence        | Landlord                                           | Rent pcm  | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided     | km  |
|----------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------|-----------|---------|---------------|----------------|------------|-------|-------------|-----|
| Flat 14 Hogarth Court, St. Pancras Way, London NW1 9EH [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2019/0060</a> | Unlicensed HMO | company and individuals RentaroominL ondon Limited | £737      |         | £8,326        | £8,326         | 1          |       | 5 Feb 2020  | 0.0 |
| Flat (above) 7 Brecknock Road, London N7 0BL [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMG/2019/0021</a>           | Unlicensed HMO | individual                                         | £2,145    | £25,740 | £1,666.67     | £5,000         | 3          | 19%   | 20 Jan 2020 | 0.8 |
| 46a Eversholt Street, London NW1 1DA [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2019/0056</a>                   | Unlicensed HMO | individual                                         | £3,466.66 |         | £4,400        | £17,600        | 4          |       | 16 Jan 2020 | 1.5 |
| 29 Leighton Road, London, NW5 2QG [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMK/2019/0012</a>                      | Unlicensed HMO | company ORL Holdings Ltd                           | £3,878.33 |         | £5,798.80     | £28,994        | 5          |       | 25 Jul 2019 | 0.9 |
| Flat B, 59-61 Camden High Street, London NW1 7JL [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMK/2019/0018</a>       | Unlicensed HMO | company Abbee Ltd                                  | £2,166.67 |         | £4,332        | £12,996        | 3          |       | 20 Jun 2019 | 0.8 |
| 17a Prince of Wales Road, Kentish Town, London NW5 3LH [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMK/2018/0023</a> | Unlicensed HMO | individual                                         | £1,386.44 |         | £3,322        | £9,966         | 3          |       | 27 Nov 2018 | 0.7 |

Showing the 30 most recent of 36. 6 more, and the rest of this search, are in the full list online:

<https://rentrisecheck.uk/rro/search?postcode=NW1+9EH>

## 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  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------|-----------|--------------------------------|------------|-------------|-----|
| Apartment 4, 202 Regent's Park Road, London, NW1 8AE [period not stated]<br>GOV.UK: <a href="#">LON/00AG/HMB/2026/0001</a>                    | Illegal eviction                       | company City Accommodations Re Ltd  |           | Dismissed                      | 2          | 17 Aug 2026 | 1.2 |
| 122 Widdenham Road, London N7 9SQ [old rules]<br>GOV.UK: <a href="#">LON/00AU/HMF/2025/0753</a>                                               | Unlicensed HMO                         | individual                          | £2,950    | Other ruling                   | 3          | 18 Feb 2026 | 1.8 |
| Flat 7 Grafton Mansions, Dukes Road, London, WC1H 9AB [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00AG/HMF/2024/0266</a> | Unlicensed HMO                         | individual                          |           | Order made                     | 3          | 14 Jul 2025 | 1.8 |
| 28 Monica Shaw Court, 31 Purchase Street, London NW1 1EY [old rules]<br>GOV.UK: <a href="#">LON/00AG/HML/2022/0001</a>                        | Unlicensed HMO                         | individual                          | £3,683.33 | Other ruling                   | 1          | 18 Jul 2022 | 1.3 |
| Fourth Floor, 35-37 William Road, London NW1 3ER [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2022/0037</a>                                | Unlicensed HMO                         | company Global 100 Limited          |           | Out of time or no jurisdiction | 1          | 13 May 2022 | 1.8 |
| Ground Floor Flat, 270 Camden Road, London, NW1 9AB [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00AG/HMF/2021/0206</a>   | Unlicensed HMO                         | company O'Neill Investments Limited |           | Order made                     | 10         | 3 Mar 2022  | 0.8 |
| 12 Hadley Street, London NW1 8SS [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00AG/HMK/2020/0038</a>                      | Unlicensed HMO                         | individual                          | £4,333    | Order made                     | 5          | 25 Nov 2021 | 0.7 |
| 44 York Rise, London NW5 1SB [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00AG/HMG/2021/0015</a>                          | Unlicensed house (selective licensing) | individual                          |           | Order made                     | 7          | 18 Oct 2021 | 2.0 |
| 8 Rochester Court, Rochester Sq Camden NW1 9EL [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00AG/HMF/2020/0177</a>        | Unlicensed HMO                         | company Metro Muves Ltd             |           | Order made                     | 3          | 9 Mar 2021  | 0.1 |

| Address, and case ref linked to GOV.UK                                                                                                                                                                                       | Offence        | Landlord   | Rent pcm | Outcome    | Applica<br>nts | Decided        | km  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------|----------|------------|----------------|----------------|-----|
| 28 Malden Crescent, London NW1 8HD &<br>0091 [old rules] [figures not yet checked]<br>GOV.UK: <a href="https://gov.uk/courts-and-tribunals/court-tribunal-search?case-ref=LON/00AG/HMF/2019/0089">LON/00AG/HMF/2019/0089</a> | Unlicensed HMO | individual | £800     | Order made | 4              | 25 Jun<br>2020 | 0.9 |

Showing the 10 most recent of 11. 1 more, and the rest of this search, are in the full list online:  
<https://rentrisecheck.uk/rro/search?postcode=NW1+9EH>