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What the tribunal ordered

20 decisions in this search (17 ended in a rent repayment order). In 16 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.

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
14 Bassett Road London W10 6JJ [old rules] GOV.UK: LON/00AW/HMF/2022/0070	Unlicensed HMO	individual			£3,750	£3,750	1		11 Apr 2023	1.9
49c St. Pauls Avenue, London, NW2 5SY & [old rules] GOV.UK: LON/00AE/HMF/2021/0051	Unlicensed HMO	individual			£7,474	£14,948	2		7 Feb 2022	1.6
29a Christchurch Avenue, London, NW6 7QP [old rules] GOV.UK: LON/00AE/HMF/2020/0252	Unlicensed HMO	individual	£2,058.33		£3,904.25	£11,712.75	3		6 Jul 2021	1.7
25 Cornwall Gardens, London NW10 2QX [old rules] GOV.UK: LON/00AE/HMF/2020/0174	Unlicensed HMO	individual	£850		£5,400	£10,800	2		1 Jun 2021	1.3
16 Cornwall Gardens, London, NW10 2QX [old rules] GOV.UK: LON/00AE/HMF/2020/0097	Unlicensed HMO	individual	£900	£10,800	£5,400	£10,800	2	100%	29 Mar 2021	1.3
182 Purves Road, Brent, London NW10 5TG [old rules] GOV.UK: LON/00AE/HMK/2020/0011	Unlicensed HMO	individual		£7,950	£7,950	£7,950	1	100%	26 Jan 2021	0.2
143B Harvist Road, London NW6 6HB [old rules] GOV.UK: LON/00AE/HMG/2020/0029	Unlicensed house (selective licensing)	individual	£810.31		£4,917.08	£4,917.08	1		16 Jul 2020	0.8
Flat C, 302 Kilburn High Road, London NW6 2DB [old rules] GOV.UK: LON/00AG/HMK/2019/0045	Unlicensed HMO	individual	£722.14	£8,665.71	£2,166.43	£2,166.43	1	25%	2 Aug 2019	1.9
76 Whitmore Gardens, London NW10 5HJ [old rules] GOV.UK: LON/00AE/HMF/2018/0011	Unlicensed HMO	individual	£800		£250	£250	1		10 Dec 2018	0.0

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
Flat 5, 56 Christchurch Avenue, London, NW6 7BH [old rules] GOV.UK: LON/00AE/HMF/2025/0616	Unlicensed house (selective licensing)	individual	£1,702.75	Dismissed	1	24 Jun 2025	1.3
35B Okehampton Road, London, NW10 3EE [old rules] GOV.UK: LON/00AE/HMF/2022/0076	Unlicensed house (selective licensing)	company and individuals		Dismissed	2	18 Oct 2022	0.4
81 Marne Street, Westminster, London W10 4JF [old rules] GOV.UK: LON/00BK/HMF/2022/0016	Unlicensed HMO	individual		Dismissed	2	15 Sep 2022	1.1
1 Edenham Way, W10 5XA [old rules] [figures not yet checked] GOV.UK: LON/00AE/HMK/2017/0017	Unlicensed HMO	company Bewel Property Ltd		Order made	8	10 May 2018	2.0