

Rent repayment orders near NW2 3LY

Generated 18 Oct 2026. Decisions within 2 km of NW2 3LY. 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=NW2+3LY>

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. 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

26 decisions in this search (22 ended in a rent repayment order). In 22 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	88% (22 of 25)	89% (16 of 18)	86% (6 of 7)
Typical amount ordered, per applicant	£4,355 (n=21)	£5,400 (n=15)	£2,932 (n=6)
Typical amount ordered, per decision	£11,490 (n=22, typically 2 applicants)	£12,408 (n=16, typically 2 applicants)	£5,476 (n=6, typically 2 applicants)
Typical share of the maximum the tribunal could award	65% (n=9)	83% (n=7)	too few (n=2)

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
6 Smyrna Mansions, Smyrna Road, London, NW6 4LU [period not stated] GOV.UK: LON/00AG/HMF/2025/0621	Unlicensed HMO	individual		£7,476	£2,242.80	£2,242.80	1	30%	26 May 2026	1.9
(x5) 102 Priory Road, London, NW6 3NS [old rules] GOV.UK: LON/00AG/HMF/2025/0626	Unlicensed HMO	company			£2,397.86	£16,785	7		22 Sep 2025	1.9
18 Pennine Drive, London, NW2 1PB [old rules] GOV.UK: LON/00AC/HMF/2023/0278	Unlicensed HMO	individual	£650		£4,020	£4,020	1		9 Sep 2024	1.4
First Floor Flat, 155 Fordwych Road, London, NW2 3NG [old rules] GOV.UK: LON/00AG/HMF/2024/0043	Unlicensed HMO	company Suburban Properties Limited	£2,816.67	£30,389.17	£6,584.33	£19,753	3	65%	30 Jul 2024	0.3
105C Fordwych Rd NW2 3TL [old rules] GOV.UK: LON/00AG/HMF/2022/0254	Unlicensed HMO	individual	£3,200		£800	£3,200	4		11 Apr 2023	0.7
37 Chiltern Gardens, London, NW2 1PU [old rules] GOV.UK: LON/00AC/HMF/2022/0029	Unlicensed HMO	individual			£3,466.26	£6,932.52	2		21 Nov 2022	0.9
2 Park Lodge, 136 Olive Road London NW2 6UX [old rules] GOV.UK: LON/00AE/HMF/2022/0006	Unlicensed house (selective licensing)	individual	£680	£2,559	£2,129.50	£2,129.50	1	83%	30 Jun 2022	1.1

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 3, 55a Chichele Road, London NW2 3AN [old rules] GOV.UK: LON/00AE/HMG/2021/0042	Unlicensed house (selective licensing)	individual		£16,320	£8,160	£16,320	2	100%	29 Apr 2022	0.4
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	1.2
156 West End Lane, London NW6 1SD [old rules] GOV.UK: LON/00AG/HMF/2020/0038	Unlicensed HMO	company Oaksure Property Protection Limited			£4,719.26	£28,315.57	6		8 Nov 2021	1.6
Flat 33 Hillside Court 409 Finchley Road London NW3 6HQ [old rules] GOV.UK: LON/00AG/HMF/2020/0230	Unlicensed HMO	individual	£939	£11,268	£11,268	£11,268	1	100%	10 Jul 2021	1.7
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	1.1
42 Kings Gardens, London, NW6 4PX [old rules] GOV.UK: LON/00AG/HMF/2021/0009	Unlicensed HMO	individual			£6,858.27	£34,291.35	5		21 Jun 2021	1.9
187 Fordwych Road, London, NW2 3NH [old rules] GOV.UK: LON/00AG/HMF/2021/0008	Unlicensed HMO	individual	£2,920.67		£5,807.17	£34,843	6		18 Jun 2021	0.1
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	1.7
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	1.7
FFF & GFF, 57 Ivy Road, London NW2 6SY and 0002 [old rules] [council application] GOV.UK: LON/00AE/HSD/2020/0001	Unlicensed house (selective licensing)	individual				£18,656.88	council		10 Nov 2020	0.8
753b Finchley Road, London NW11 8DL [old rules] GOV.UK: LON/00AC/HMF/2019/0068	Unlicensed HMO	individual		£20,917.44	£1,882.57	£9,412.85	5	45%	11 Sep 2020	1.4
236D Finchley Road, London NW3 6DJ [old rules] GOV.UK: LON/00AG/HMK/2019/0055	Unlicensed HMO	individual	£2,383.33	£28,599.96	£4,355	£17,420	4	61%	14 Nov 2019	1.7
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	1.5
Flat 15 Hillside Court, 409 Finchley Road NW3 6HG [old rules] GOV.UK: LON/00AG/HMK/2019/0021	Unlicensed HMO	individual			£6,552	£13,104	2		8 Jul 2019	1.7
Flat D, 7 Inglewood Road, London NW6 1QT [old rules] GOV.UK: LON/00AG/HMF/2018/0021	Unlicensed house (selective licensing)	individual			£1,733.33	£5,200	3		4 Mar 2019	1.4

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	1.4
7 Mascotts Close, London NW2 6NS [old rules] GOV.UK: LON/00AE/HNA/2024/0031	Unlicensed HMO	company		Other ruling	3	30 Jan 2025	1.3

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
20 The Vale, London NW11 8SG [old rules] GOV.UK: LON/00AC/HMF/2021/0168	Unlicensed HMO	company and individuals		Out of time or no jurisdiction	5	1 Mar 2022	1.7
Flat J, 249 Fordwych Road, London NW2 3LY [old rules] GOV.UK: LON/00AG/HMG/2020/0019	Unlicensed HMO	company and individuals	£1,516.67	Dismissed	3	31 Mar 2021	0.0