Rent repayment orders near NW4 1BY

Generated 25 Oct 2026. Decisions within 5 km of NW4 1BY. 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=NW4+1BY

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What the tribunal ordered

43 decisions in this search (34 ended in a rent repayment order). In 34 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	83% (34 of 41)	77% (17 of 22)	89% (17 of 19)
Typical amount ordered, per applicant	£4,660 (n=33)	£5,378 (n=16)	£4,268 (n=17)
Typical amount ordered, per decision	£10,784 (n=34, typically 2 applicants)	£13,104 (n=17, typically 2 applicants)	£6,933 (n=17, typically 2 applicants)
Typical share of the maximum the tribunal could award	70% (n=19)	83% (n=7)	65% (n=12)

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
Flat 2, 757A High Road, London, N12 8LD [old rules] GOV.UK: LON/00AC/HMF/2026/0043	Unlicensed HMO	company	£511	£5,610	**£2,805**	£2,805	1	50%	2 Oct 2026	3.9
12B Long Lane, Finchley, London N3 2PT [old rules] GOV.UK: LON/00AC/HMF/2025/0883	Unlicensed HMO	company and individuals	£890	£10,680	**£6,049.98**	£6,049.98	1	60%	30 Jun 2026	2.5
Flat 2, 25 Leaside Avenue, N10 3BT [old rules] GOV.UK: LON/00AP/HMF/2025/0802	Unlicensed house (selective licensing)	individual		£8,760.93	**£7,884.84**	£7,884.84	1	90%	5 Feb 2026	4.6
Flat 17 Lister Court, Pasteur Close, London, NW9 5HZ [old rules] GOV.UK: LON/00AC/HTC/2024/0023	Illegal eviction	individual		£7,000	**£6,500**	£6,500	1	93%	4 Feb 2026	2.4
70a Ballards Lane, London, N3 2BU [old rules] GOV.UK: LON/00AC/HMF/2025/0647	Unlicensed HMO	individual	£850		**£6,120**	£6,120	1		16 Sep 2025	2.3
46 Lankaster Gardens, London, N2 9AJ [old rules] GOV.UK: LON/00AC/HMF/2025/0622	Unlicensed HMO	individual		£10,300	**£6,141.31**	£6,141.31	1	60%	29 Aug 2025	3.3
Flat E, 5 Queens Avenue, London N10 3PE [old rules] GOV.UK: LON/00AP/HMF/2024/0652	Unlicensed HMO	individual		£24,581.96	**£6,555.33**	£19,666	3	80%	27 May 2025	4.9

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
(x2) Flat 20, Mansfield Heights, Great North Road, London, N2 0NY [old rules] GOV.UK: LON/00AP/HMF/2024/0175	Unlicensed HMO	individual	£700	£13,245	**£4,268.25**	£8,536.50	2	70%	16 Jan 2025	4.0
18 Pennine Drive, London, NW2 1PB [old rules] GOV.UK: LON/00AC/HMF/2023/0278	Unlicensed HMO	individual	£650	£7,800	**£4,020**	£4,020	1	60%	9 Sep 2024	2.5
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	4.1
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	4.9
23 Elm Way, London NW10 0NG [old rules] GOV.UK: LON/00AE/HMF/2023/0269	Unlicensed HMO	individual	£500		**£4,500**	£13,500	3		2 May 2024	4.3
23 Wickliffe Avenue, London, N3 3EL [old rules] GOV.UK: LON/00AC/HMF/2023/0005	Unlicensed HMO	company	£800	£9,600	**£3,480**	£6,960	2	80%	24 Jul 2023	0.9
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	4.5
3 Colindeep Gardens, West Hendon, London NW4 4RU [old rules] GOV.UK: LON/00AC/HMG/2022/0016	Unlicensed HMO	individual	£2,817		**£3,640**	£10,920	3		25 Jan 2023	1.2
First Floor Flat, 43 Prout Grove, London, NW10 1PU [old rules] GOV.UK: LON/00AE/HMF/2022/0068	Unlicensed house (selective licensing)	individual		£18,000	**£2,096.84**	£4,193.69	2	23%	9 Dec 2022	4.3
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	3.0
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	3.7
20a Shirehall Close, Hendon, NW4 2QP [old rules] GOV.UK: LON/00AC/HMK/2019/0064	Unlicensed HMO	individual	£1,800		**£4,659.50**	£18,638	4		16 May 2022	1.0
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	3.9
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	4.6
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	4.9
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	4.7
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	5.0
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	4.0
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	5.0

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48B Neasden Lane, London, NW10 2UJ [old rules] GOV.UK: LON/00AE/HMF/2020/0199	Unlicensed HMO	company JKR Properties Limited	£700	£8,400	**£5,355**	£5,355	1	75%	1 Apr 2021	4.7
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	5.0
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	3.6
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	3.2

Showing the 30 most recent of 34. 4 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=NW4+1BY

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
7 Mascotts Close, London NW2 6NS [old rules] GOV.UK: LON/00AE/HNA/2024/0031	Unlicensed HMO	company		Other ruling	3	30 Jan 2025	3.3
First Floor Flat, 77 Lennox Road London N3 3JF [old rules] GOV.UK: LON/00AU/HMF/2023/0218	Unlicensed HMO	individual		Out of time or no jurisdiction	2	7 Mar 2024	1.2
Flat 2, Grosvenor Lodge, 980 High Road, London N20 0QG . [old rules] GOV.UK: LON/00AC/HMF/2023/0128	Unlicensed HMO	company Ismanate Investments Limited	£600	Dismissed	1	8 Dec 2023	4.6
48 Durham Road London N2 9DT [old rules] GOV.UK: LON/00AC/HMF/2020/0246	Unlicensed HMO	individual		Dismissed	3	2 Aug 2022	3.9
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	2.6
Flat 4, 655 High Road, London N12 0DZ [old rules] GOV.UK: LON/00AC/HNB/2021/0004	Unlicensed HMO	individual	£1,150	Other ruling	1	11 Jan 2022	3.6
54 Poplar Grove, Wembley, Middlesex, HA9 9DB [old rules] GOV.UK: LON/00AE/HMF/2021/0149	Unlicensed HMO	individual		Dismissed	1	27 Oct 2021	4.3
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	3.9
30B Market Place, Falloden Way, London NW11 6JJ [old rules] GOV.UK: LON/00AC/HMF/2019/0042	Harassment	company Joobet Ltd		Dismissed	1	13 Dec 2019	2.4

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