

Rent repayment orders near NW5 3LH

Generated 19 Oct 2026. Decisions within 2 km of NW5 3LH. 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=NW5+3LH>

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What the tribunal ordered

36 decisions in this search (33 ended in a rent repayment order). In 27 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	97% (33 of 34)	100% (27 of 27)	86% (6 of 7)
Typical amount ordered, per applicant	£4,300 (n=27)	£4,300 (n=21)	£3,939 (n=6)
Typical amount ordered, per decision	£9,745 (n=27, typically 3 applicants)	£9,966 (n=21, typically 3 applicants)	£9,676 (n=6, typically 3 applicants)
Typical share of the maximum the tribunal could award	60% (n=11)	100% (n=7)	too few (n=4)

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] GOV.UK: LON/00AU/HMF/2026/0023	Unlicensed HMO	individual	£2,800	£23,145.44	£4,629.09	£13,887.27	3	60%	11 Sep 2026	1.7
12 Pratt Street, Camden, London, NW1 0AB [old rules] GOV.UK: LON/00AG/HMF/2026/0007	Unlicensed HMO	individual	£3,878.33	£12,809.04	£9,606.78	£9,606.78	1	75%	28 Jul 2026	1.1
4 Carters Close, Torriano Avenue, London NW5 2ST [old rules] GOV.UK: LON/00AG/HMF/2025/0703	Unlicensed HMO	company			£802.17	£802.17	1		2 Oct 2025	0.9
Maryon Mews, 21A South End Road, London NW3 2PT [old rules] GOV.UK: LON/00AG/HMF/2025/0607	Unlicensed HMO	company Rasons Investments Ltd	£3,250	£39,000	£5,850	£23,400	4	60%	4 Aug 2025	1.7
11 Southcote Road, London N19 5BJ [old rules] GOV.UK: LON/00AU/HMG/2023/0025	Unlicensed HMO	individual	£1,950	£19,490.22	£3,248.37	£9,745.10	3	50%	11 Jan 2024	1.2
Flat 11 Soane Court, St Pancras Way, London NW1 9EG [old rules] GOV.UK: LON/00AG/HMF/2021/0300	Unlicensed HMO	company and individuals Beachstone Properties Limited			£1,088.93	£5,444.65	5		4 Nov 2022	0.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Room 2, Flat 131 Penshurst Buildings, Queens Crescent, NW5 3QJ [old rules] GOV.UK: LON/00AG/HMK/2020/0004	Unlicensed HMO	individual	£750		£1,730.75	£1,730.75	1		1 Sep 2022	0.7
Basement Flat 133 Fellows Road, London NW33JJ [old rules] GOV.UK: LON/00AG/HMB/2021/0009	Unlicensed HMO	individual		£5,112	£5,112	£5,112	1	100%	5 Aug 2022	1.9
4 Lock Mews, London NW1 9AD [old rules] GOV.UK: LON/00AG/HMF/2021/0280	Illegal eviction	company London Rooms (Alternative Limited)	£900	£3,600	£3,600	£3,600	1	100%	14 Jun 2022	0.9
56B Marquis Road, Camden, London NW1 8UB [old rules] GOV.UK: LON/00AG/HMF/2021/0029	Unlicensed HMO	individual			£5,488	£16,464	3		18 Feb 2022	1.1
21 Fortess Grove, London NW5 2HD [old rules] GOV.UK: LON/00AG/HMK/2020/0032	Unlicensed HMO	company and individuals	£881.83		£4,299.81	£8,599.62	2		16 Sep 2021	0.7
23 Lydford House, Royal College Street, London. NW1 0SA [old rules] GOV.UK: LON/00AG/HMF/2020/0237	Unlicensed HMO	individual	£2,340	£28,080	£9,360	£28,080	3	100%	12 Jul 2021	1.3
8 Rochester Court, Rochester Sq Camden NW1 9EL [old rules] GOV.UK: view decision	Unlicensed HMO	company Metro Moves Ltd			£3,523.33	£10,570	3		9 Mar 2021	0.7
6 Rosemary House, Leighton Road, Camden NW5 2UX [old rules] GOV.UK: LON/00AG/HMG/2019/0022	Unlicensed HMO	individual			£2,122.27	£10,611.37	5		18 Nov 2020	0.8
15 North Road, London N7 9EY [old rules] GOV.UK: LON/00AU/HMF/2019/0071	Unlicensed HMO	company and individuals Smart Rent Limited	£600		£6,600	£6,600	1		26 Jun 2020	1.4
Flat 14 Hogarth Court, St. Pancras Way, London NW1 9EH [old rules] GOV.UK: LON/00AG/HMF/2019/0060	Unlicensed HMO	company and individuals RentaroominLondon Limited	£737		£8,326	£8,326	1		5 Feb 2020	0.7
Flat (above) 7 Brecknock Road, London N7 0BL [old rules] GOV.UK: LON/00AG/HMG/2019/0021	Unlicensed HMO	individual	£2,145	£25,740	£1,666.67	£5,000	3	19%	20 Jan 2020	1.0
29 Leighton Road, London, NW5 2QG [old rules] GOV.UK: LON/00AG/HMK/2019/0012	Unlicensed HMO	company ORL Holdings Ltd	£3,878.33		£5,798.80	£28,994	5		25 Jul 2019	0.7
Flat B, 59-61 Camden High Street, London NW1 7JL [old rules] GOV.UK: LON/00AG/HMK/2019/0018	Unlicensed HMO	company Abbee Ltd	£2,166.67		£4,332	£12,996	3		20 Jun 2019	1.2
17a Prince of Wales Road, Kentish Town, London NW5 3LH [old rules] GOV.UK: LON/00AG/HMK/2018/0023	Unlicensed HMO	individual	£1,386.44		£3,322	£9,966	3		27 Nov 2018	0.0
3 Borrowdale, Robert Street, London NW1 3QG [old rules] GOV.UK: LON/00AG/HMK/2018/0024	Unlicensed HMO	individual	£2,999	£21,394.03	£5,348.51	£21,394.03	4	100%	16 Nov 2018	2.0
Flat 62 Godwin Court, Crowndale Road, London NW1 1NW [old rules] GOV.UK: LON/00AG/HMF/2018/0004	Unlicensed HMO	individual	£3,033.33		£1,085	£4,340	4		22 Oct 2018	1.4
Flats 5 & 6, 11-13 Camden High Street NW1 7JE & 0015 [old rules] GOV.UK: LON/00AG/HMK/2018/0013	Unlicensed HMO	individual			£5,352.41	£53,524.13	10		29 Aug 2018	1.3
8 Ivybridge Court, Lewis Street, London NW1 8PX [old rules] GOV.UK: LON/00AG/HMK/2018/0020	Unlicensed HMO	individual			£4,917.43	£19,669.72	4		9 Aug 2018	0.2

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
97 Burnham Tower, Fellows Road, London NW3 3JP [old rules] GOV.UK: LON/00AG/HMK/2017/0016	Unlicensed HMO	individual	£2,300	£1,865.19	£580.93	£580.93	1	31%	20 Mar 2018	1.8
49 Cartmel, Hampstead Road, London NW1 3SH [old rules] GOV.UK: LON/00AG/HMF/2018/2027	Unlicensed HMO	company and individuals Monsoon Properties Limited			£2,704.85	£10,819.40	4		14 Mar 2018	1.9
2 Hurdwick Place, NW1 2JE [old rules] GOV.UK: LON/00AG/HMA/2016/0014	Unlicensed HMO	company Kingscroft Estates LLP		£12,716	£1,590.75	£6,363	4	50%	27 Feb 2017	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
Apartment 4, 202 Regent's Park Road, London, NW1 8AE [period not stated] GOV.UK: LON/00AG/HMB/2026/0001	Illegal eviction	company City Accommodations Re Ltd		Dismissed	2	17 Aug 2026	0.8
28 Monica Shaw Court, 31 Purchase Street, London NW1 1EY [old rules] GOV.UK: LON/00AG/HML/2022/0001	Unlicensed HMO	individual	£3,683.33	Other ruling	1	18 Jul 2022	1.9
Ground Floor Flat, 270 Camden Road, London, NW1 9AB [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2021/0206	Unlicensed HMO	company O'Neill Investments Limited		Order made	10	3 Mar 2022	1.0
12 Hadley Street, London NW1 8SS [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMK/2020/0038	Unlicensed HMO	individual	£4,333	Order made	5	25 Nov 2021	0.1
44 York Rise, London NW5 1SB [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMG/2021/0015	Unlicensed house (selective licensing)	individual		Order made	7	18 Oct 2021	1.5
1 Colva Walk, London N19 5DB [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2020/0193	Unlicensed HMO	individual	£2,120	Order made	5	7 Apr 2021	1.9
8 Rochester Court, Rochester Sq Camden NW1 9EL [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2020/0177	Unlicensed HMO	company Metro Mues Ltd		Order made	3	9 Mar 2021	0.7
28 Malden Crescent, London NW1 8HD & 0091 [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2019/0089	Unlicensed HMO	individual	£800	Order made	4	25 Jun 2020	0.4