# Rent repayment orders near RM10 9PT

Generated 19 Oct 2026. Decisions within 5 km of RM10 9PT. 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=RM10+9PT

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## What the tribunal ordered

20 decisions in this search (15 ended in a rent repayment order). In 15 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 | 79% (15 of 19) | 100% (7 of 7) | 67% (8 of 12) |
| Typical amount ordered, per applicant | £5,506 (n=15) | £6,600 (n=7) | £4,752 (n=8) |
| Typical amount ordered, per decision | £8,100 (n=15, typically 2 applicants) | £6,673 (n=7, typically 1 applicant) | £9,504 (n=8, typically 2 applicants) |
| Typical share of the maximum the tribunal could award | 100% (n=6) | 100% (n=5) | too few (n=1) |

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 |
|---|---|---|---|---|---|---|---|---|---|---|
| 47 Bushgrove Road [old rules] GOV.UK: LON/00AB/HMF/2025/0655 | Unlicensed house (selective licensing) | individual | £1,600 | | **£2,880** | £5,760 | 2 | | 23 Oct 2025 | 2.8 |
| 205 Bonham Road, Dagenham, RM8 3BL [old rules] GOV.UK: LON/00AB/HMG/2024/0027 | Unlicensed house (selective licensing) | individual | £1,400 | | **£2,293** | £2,293 | 1 | | 17 Sep 2024 | 2.8 |
| 51 Orchard Road, Dagenham, Essex RM10 9PT [old rules] GOV.UK: LON/00AB/HMG/2023/0018 | Unlicensed house (selective licensing) | individual | £1,350 | | **£4,050** | £8,100 | 2 | | 13 Oct 2023 | 0.0 |
| 4 Nassau Path, London SE28 8AN [old rules] GOV.UK: LON/00AL/HMF/2021/0162 | Unlicensed HMO | individual | | | **£4,752** | £9,504 | 2 | | 24 Sep 2023 | 4.3 |
| 4 Nassau Path, London SE28 8AN [old rules] GOV.UK: LON/00AL/HMF/2021/0248 | Unlicensed HMO | individual | | | **£4,752** | £9,504 | 2 | | 24 Sep 2023 | 4.3 |
| 7 Butteridges Close, Dagenham, Essex RM9 6YD [old rules] GOV.UK: LON/00AB/HMF/2023/0072 | Unlicensed house (selective licensing) | individual | £1,200 | £14,400 | **£7,200** | £14,400 | 2 | 100% | 4 Aug 2023 | 0.7 |
| 48 Hulse Avenue IG11 9UW [old rules] GOV.UK: LON/00AB/HMF/2022/0055 | Illegal eviction | individual | | | **£5,583.43** | £22,333.71 | 4 | | 14 Feb 2023 | 4.5 |

| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided | km |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 Dawlish Drive, Ilford, Essex, IG3 9ED [old rules] GOV.UK: LON/00BC/HMJ/2022/0001 | Unlicensed house (selective licensing) | individual | £2,382 | | **£24,414.18** | £24,414.18 | 1 | | 28 Sep 2022 | 4.5 |
| 74 Auston Close, Thamesmead, London, SE28 8AZ [old rules] GOV.UK: LON/00AL/HMF/2021/0172 | Unlicensed HMO | company Housing Best Limited | £650 | | **£6,600** | £6,600 | 1 | | 18 Nov 2021 | 4.4 |
| 116 Upney Lane, Barking Essex IG11 9LR [old rules] GOV.UK: LON/00AB/HMK/2020/0030 | Unlicensed HMO | company Filrooms Limited | £606.66 | £6,673.26 | **£6,673.26** | £6,673.26 | 1 | 100% | 23 Sep 2021 | 4.1 |
| 1079 High Road, Chadwell Heath, Romford, Essex, RM6 4AU [old rules] GOV.UK: LON/00BC/HMJ/2021/0001 | Unlicensed house (selective licensing) | company Chadwell Holdings Limited | £710 | £7,284.75 | **£6,920.51** | £6,920.51 | 1 | 95% | 23 Aug 2021 | 4.5 |
| Flat 54, Elgin House, 235 High Road, Romford, Essex, RM6 6GN [old rules] GOV.UK: LON/00AB/HMF/2021/0006 | Unlicensed house (selective licensing) | individual | £1,050 | £11,012 | **£5,506** | £11,012 | 2 | 100% | 11 Jun 2021 | 4.4 |
| Flat 210 Academy Court, 566 Longbridge Road, Dagenham RM8 2AR 2019/0029 [old rules] GOV.UK: view decision | Unlicensed house (selective licensing) | individual | £1,250 | £15,000 | **£7,500** | £15,000 | 2 | 100% | 14 Sep 2020 | 3.5 |
| 27 East Road, Chadwell Heath, Romford, RM6 6XP [old rules] GOV.UK: LON/00AB/HMK/2019/0052 | Unlicensed house (selective licensing) | individual | £450 | £5,400 | **£3,500** | £3,500 | 1 | 65% | 15 Nov 2019 | 4.9 |
| 6a Station Parade, Heathway, Dagenham, RM9 5AW [old rules] GOV.UK: LON/00AB/HMF/2019/0012 | Unlicensed house (selective licensing) | individual | £933.33 | | **£1,220** | £2,440 | 2 | | 14 Jul 2019 | 0.9 |

## 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 |
|---|---|---|---|---|---|---|---|
| 17 Wisdons Close, Dagenham, RM10 7HB [old rules] GOV.UK: LON/00AB/HMF/2025/0618 | Unlicensed house (selective licensing) | individual | | Dismissed | 2 | 1 Oct 2025 | 3.2 |
| 113 Heath Road, Chadwell Heath, Essex, RM6 6LD [old rules] GOV.UK: LON/00AB/HMG/2024/0041 | Unlicensed house (selective licensing) | company and individuals | | Dismissed | 3 | 23 Jan 2025 | 4.1 |
| 66 Capel Gardens, Ilford, IG3 9DG [old rules] GOV.UK: LON/00BC/HMB/2024/0001 | Violence for securing entry | individual | £800 | Dismissed | 1 | 3 Sep 2024 | 4.0 |
| 6 Wilberforce Court, Byron Close SE28 8AB [old rules] [figures not yet checked] GOV.UK: LON/00AL/HMF/2023/0136 | Unlicensed HMO | individual | | Order made | 2 | 9 Oct 2023 | 4.1 |
| 6 Wilberforce Court, Byron Close, Thamesmead, London SE28 8AB [old rules] GOV.UK: LON/00AL/HMB/2022/0006 | Illegal eviction | individual | | Dismissed | 2 | 27 Mar 2023 | 4.1 |


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This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.