

Rent repayment orders near RM19 1QB

Generated 19 Oct 2026. Decisions within 10 km of RM19 1QB. 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=RM19+1QB>

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What the tribunal ordered

12 decisions in this search (8 ended in a rent repayment order). In 8 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	73% (8 of 11)	too few (2 of 4)	86% (6 of 7)
Typical amount ordered, per applicant	£4,752 (n=8)	too few (n=2)	£4,752 (n=6)
Typical amount ordered, per decision	£7,350 (n=8, typically 2 applicants)	too few (n=2)	£8,802 (n=6, typically 2 applicants)
Typical share of the maximum the tribunal could award	too few (n=3)	–	too few (n=3)

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.

Only 8 decisions with a checked amount: too few to show a pattern.

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
337 Plumstead High Street, London SE18 1JX [old rules] GOV.UK: LON/00AL/HMF/2023/0226	Unlicensed HMO	company Alexander Property Consulting Limited		£8,438.70	£4,820.19	£4,820.19	1	57%	17 Jun 2024	8.9
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	7.8
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	8.2
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	8.2
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	8.2
2 High Street, Purfleet, Essex RM19 1QB [old rules] GOV.UK: CAM/00KG/HMF/2022/0018	Unlicensed HMO	individual		£3,610	£2,310	£2,310	1	64%	23 Nov 2022	0.0

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applications	Share	Decided	km
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	8.4
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	8.7

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	Applications	Decided	km
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	8.1
6 Wilberforce Court, Byron Close, Thamesmead, London SE28 8AB [old rules] GOV.UK: LON/00AL/HMF/2022/0006	Illegal eviction	individual		Dismissed	2	27 Mar 2023	8.1
62 Ottawa Road, Tilbury, Essex RM18 7RH & 14 [old rules] GOV.UK: CAM/00KG/HMF/2021/0012	Unlicensed HMO	company and individuals Macturner Estates Limited	£600	Dismissed	2	5 Jul 2022	9.3
8 Benson Road, Grays RM17 6DL [old rules] GOV.UK: CAM/00KG/HMC/2017/0001	Improvement notice not complied with	individual		Dismissed	1	19 Mar 2019	7.0