Rent repayment orders near RM6 6XP

Generated 18 Oct 2026. Decisions within 5 km of RM6 6XP. 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=RM6+6XP

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

23 decisions in this search (17 ended in a rent repayment order). In 16 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	81% (17 of 21)	100% (8 of 8)	69% (9 of 13)
Typical amount ordered, per applicant	£5,063 (n=16)	£5,506 (n=7)	£4,620 (n=9)
Typical amount ordered, per decision	£6,800 (n=16, typically 2 applicants)	£6,673 (n=7, typically 2 applicants)	£8,100 (n=9, typically 2 applicants)
Typical share of the maximum the tribunal could award	95% (n=9)	100% (n=5)	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
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	2.6
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	2.4
Flat 1, 5A Clockhouse Lane, Romford, Essex, RM5 3PH [old rules] GOV.UK: LON/00AR/HMF/2023/0304	Unlicensed HMO	company		£10,404	**£6,679.04**	£6,679.04	1	64%	2 Jul 2024	3.2
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	4.9
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	4.9
Flat 115, Memorial Heights, Monarch Way, Ilford, Essex, IG2 7HS [old rules] GOV.UK: LON/00BC/HMF/2022/0222	Unlicensed house (selective licensing)	individual	£1,100	£13,200	**£4,620**	£9,240	2	70%	26 Jun 2023	3.3

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 38 Oakside Court Fencepiece Road, Ilford Essex IG6 2PH [old rules] GOV.UK: LON/00BC/HMF/2022/0217	Unlicensed house (selective licensing)	individual		£16,200	**£3,240**	£6,480	2	40%	19 Apr 2023	4.1
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	4.9
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	3.9
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	4.7
72 Aldborough Road South, Ilford, Essex, IG3 8EX [old rules] GOV.UK: LON/00BC/HMF/2021/0038	Unlicensed house (selective licensing)	individual	£1,250		**£3,125**	£6,250	2		8 Sep 2021	3.1
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	1.1
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	0.5
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	3.3
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	0.0
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	4.0

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 1, 570 Cranbrook Road, Ilford, Essex, IG2 6RE [period not stated] GOV.UK: LON/00BC/HMG/2026/0001	Unlicensed house (selective licensing)	company The Interview Room Limited		Out of time or no jurisdiction	1	26 Jul 2026	4.4
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	2.2
1 Farely Drive, Ilford, IG3 8LT . [old rules] [figures not yet checked] GOV.UK: LON/00BC/HMF/2023/0322	Unlicensed HMO	company and individuals Clevarent Ltd		Order made	1	24 Feb 2025	3.0
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	0.8
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	3.7
Flat 2, 66 Aldborough Road South, Ilford, Essex, IG3 8EX [old rules] GOV.UK: LON/00BC/HMF/2020/0047	Other	individual		Other ruling	2	7 Apr 2022	3.1

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.
This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
Flat 28, 2-20 Hainault Street, 4th Floor, Spectrum Towers, Ilford IG1 4GZ [old rules] [figures not yet checked] GOV.UK: LON/00BC/HMG/2019/0019	Unlicensed house (selective licensing)	individual		Order made	1	14 Feb 2020	4.5

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.
This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.