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What the tribunal ordered

18 decisions in this search (15 ended in a rent repayment order). In 14 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% (15 of 18)	80% (4 of 5)	85% (11 of 13)
Typical amount ordered, per applicant	£2,031 (n=13)	too few (n=3)	£1,988 (n=10)
Typical amount ordered, per decision	£5,772 (n=14, typically 2 applicants)	too few (n=4)	£4,384 (n=10, typically 2 applicants)
Typical share of the maximum the tribunal could award	70% (n=7)	too few (n=2)	54% (n=5)

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
Apartment 101, 18 Hawthorne Crescent, Greenwich, London SE10 9GU [old rules] GOV.UK: LON/00AL/HMF/2025/0756	Unlicensed HMO	individual		£18,000	£2,025	£4,050	2	22%	17 Mar 2026	0.2
195 Woolwich Road, London SE10 0RJ [old rules] GOV.UK: LON/00AL/HML/2025/0705	Unlicensed HMO	company and individuals		£13,229	£1,766.67	£5,300	3	40%	4 Nov 2025	0.4
13 Wynan Road, London, E14 3AF [old rules] GOV.UK: LON/00BG/HMF/2023/0274	Unlicensed HMO	individual	£2,850	£30,737	£5,378.75	£21,515	4	70%	17 Jun 2024	1.9
13 Wardell House, Welland Street, London SE10 9DN [old rules] GOV.UK: LON/00AL/HMF/2023/0075	Unlicensed HMO	individual			£495.60	£495.60	1		23 Apr 2024	1.5
35 Royal Crest Avenue, London, E16 2SU [old rules] GOV.UK: LON/00BB/HMB/2023/0006	Unlicensed HMO	individual	£1,200	£3,600	£1,950	£1,950	1	54%	2 Oct 2023	1.8
1 Observatory Mews London E14 3AZ [old rules] GOV.UK: LON/00BG/HMF/2022/0108	Unlicensed HMO	individual			£3,265.37	£9,796.10	3		8 Jun 2023	1.0
95 Pinnacle House, 4 Schooner Road, London E16 2RF [old rules] GOV.UK: LON/00BB/HMF/2022/0179	Unlicensed house (selective licensing)	individual	£2,621.67		£250	£250	1		19 May 2023	2.0

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
9 Charlton Road, London SE3 7EU [old rules] GOV.UK: LON/00AL/HMF/2022/0147	Unlicensed HMO	individual	£950		£1,457.75	£2,915.50	2		24 Feb 2023	1.2
56 Vermeer Court, 1 Rembrandt Close, London E14 3XA [old rules] GOV.UK: LON/00BG/HMF/2022/0063	Unlicensed HMO	individual			£2,323.29	£6,969.88	3		20 Feb 2023	1.3
44 Rathmore Road, London, SE7 7QW [old rules] GOV.UK: LON/00AL/HMF/2022/0139	Unlicensed HMO	individual	£462.50	£5,550	£4,717.50	£4,717.50	1	85%	3 Feb 2023	1.2
13 Earlswood Street, London, SE10 9ET [old rules] [council application] GOV.UK: LON/00AL/HSD/2020/0004	Unlicensed HMO	individual		£6,244.61		£6,244.61	council	100%	14 Jun 2021	0.4
11 Hickin Street, London, E14 3LW [old rules] GOV.UK: LON/00BG/HMF/2020/0065	Unlicensed HMO	company and individuals	£750	£6,750	£6,750	£6,750	1	100%	27 Apr 2021	1.9
311 St Davids Square, London E14 3WA [old rules] GOV.UK: LON/00BG/HMR/2020/0200	Unlicensed HMO	individual	£750		£4,073	£8,146	2		21 Apr 2020	1.6
7th Floor Flat, 706 Holly Court, John Harrison Way, London SE10 0BL [old rules] GOV.UK: LON/00AL/HMK/2019/0033	Unlicensed HMO	company Easy Room4YOU-UK Limited	£2,990		£2,031.25	£8,125	4		15 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
249 Woolwich Road, London, SE10 0RN [old rules] GOV.UK: LON/00AL/HMF/2025/0885	Unlicensed HMO	individual	£1,350	Dismissed	2	16 Jun 2026	0.7
Flat 401, Fiske Villa, 27 West Parkside, SE10 0ZH [old rules] GOV.UK: LON/00AL/HMG/2025/0653	Illegal eviction	individual	£2,200	Dismissed	1	19 Apr 2026	0.8
19 Halyard House, Manchester Road, London E14 3HD [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2021/0310	Unlicensed HMO	company Silverrooms Limited		Order made	5	7 Jun 2023	1.5
5 Kepler House, Armitage Road, London SE10 0HF [old rules] GOV.UK: LON/00AL/HMK/2019/0029	Unlicensed HMO	individual	£1,950	Dismissed	1	13 Sep 2019	0.0