

Rent repayment orders near SE9 2JH

Generated 18 Oct 2026. Decisions within 5 km of SE9 2JH. 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=SE9+2JH>

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What the tribunal ordered

16 decisions in this search (14 ended in a rent repayment order). In 13 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	93% (14 of 15)	100% (10 of 10)	80% (4 of 5)
Typical amount ordered, per applicant	£4,150 (n=13)	£4,150 (n=9)	too few (n=4)
Typical amount ordered, per decision	£4,820 (n=13, typically 1 applicant)	£4,160 (n=9, typically 1 applicant)	too few (n=4)
Typical share of the maximum the tribunal could award	79% (n=9)	80% (n=6)	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.

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
Flat 107, Dragoon Hall, Farndale Court, Master Gunner Place, London SE18 4PW [old rules] GOV.UK: LON/00AL/HMF/2025/0605	Other	individual		£8,800	£8,800	£8,800	1	100%	9 Sep 2025	4.2
Room 1, 557 Sidcup Road, Greenwich SE9 3AF [old rules] GOV.UK: LON/00AL/HMG/2024/0608	Unlicensed HMO	individual	£895		£2,944	£2,944	1		26 Aug 2025	2.6
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	4.5
82 Whitworth Road, London SE18 3QF [old rules] GOV.UK: LON/00AL/HMF/2022/0039	Unlicensed HMO	individual	£1,550	£9,300	£1,550	£6,200	4	67%	25 Nov 2022	3.6
90 Ennis Road, London SE18 2QT [old rules] GOV.UK: LON/00AL/HMB/2018/0004	Illegal eviction	individual	£420	£4,400	£4,160	£4,160	1	94%	22 Jan 2022	3.7
373a Well Hall Road, London SE9 6TY [old rules] GOV.UK: LON/00AL/HMF/2021/0030	Unlicensed HMO	company and individuals	£520	£6,240	£6,240	£6,240	1	100%	12 Aug 2021	3.3

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
10 Walmer Terrace, London SE18 7EG [old rules] GOV.UK: LON/00AL/HMF/2020/0037	Unlicensed HMO	individual		£1,740	£1,376.35	£1,376.35	1	79%	6 Jan 2021	4.8
Room 4, 14 Well Hall Parade, London SE9 6SP [old rules] GOV.UK: LON/00AL/HMS/2018/0038	Unlicensed HMO	company Mina Ann Limited	£700	£1,334	£900	£900	1	68%	2 Apr 2020	2.7
Outbuilding at the rear of 4 Brookhill Road, SE18 6UF [old rules] GOV.UK: LON/00AL/HMB/2019/0004	Violence for securing entry	individual	£750		£6,000	£6,000	1		24 Jan 2020	4.3
84 Garland Road, London, SE18 2PN & 0046 [old rules] GOV.UK: LON/00AL/HMF/2019/0045	Unlicensed HMO	individual			£4,800	£9,600	2		7 Jan 2020	3.4
173 Restons Crescent, London SE9 2JH [old rules] GOV.UK: LON/00AL/HMK/2018/0028	Unlicensed HMO	company and individuals Stress Free Estates Ltd	£650	£3,250	£762.50	£1,525	2	47%	17 Oct 2018	0.0
Rooms 2 and 4, 209 Court Road, Mottingham, London SE9 4TG [old rules] GOV.UK: LON/00AL/HMK/2018/0022	Unlicensed HMO	company Blok Management Limited			£4,150	£8,300	2		6 Sep 2018	2.7
26 Harraden Road, London SE3 8BZ [old rules] GOV.UK: LON/00AL/HMK/2018/0016	Unlicensed HMO	company		£3,075	£1,230	£2,460	2	80%	29 Aug 2018	4.7

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	Applicants	Decided	km
141a Griffin Road, London SE18 7PZ [old rules] GOV.UK: LON/00AL/HMF/2023/0076	Unlicensed house (selective licensing)	individual	£945	Dismissed	1	26 Jul 2023	4.3
181 Westmount Road, London SE9 1XY [old rules] [figures not yet checked] GOV.UK: view decision	Unlicensed HMO	individual		Order made	1	3 Jun 2019	2.5
168 Burrage Road London SE18 7LA [old rules] GOV.UK: LON/00AL/HMK/2018/0034	Other	individual		Other ruling	1	25 Apr 2019	4.5