

Rent repayment orders near SW16 2XL

Generated 18 Oct 2026. Decisions within 5 km of SW16 2XL. 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=SW16+2XL>

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What the tribunal ordered

81 decisions in this search (60 ended in a rent repayment order). In 56 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	74% (60 of 81)	71% (29 of 41)	78% (31 of 40)
Typical amount ordered, per applicant	£3,600 (n=55)	£3,818 (n=27)	£3,305 (n=28)
Typical amount ordered, per decision	£7,387 (n=56, typically 3 applicants)	£6,231 (n=28, typically 2 applicants)	£9,916 (n=28, typically 3 applicants)
Typical share of the maximum the tribunal could award	75% (n=29)	99% (n=13)	65% (n=16)

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
36 Kenwyn Road, London SW4 7LH [old rules] GOV.UK: LON00AY/HMG/2025/0679	Unlicensed HMO	individual		£62,172.51	£4,930.30	£29,581.79	6	48%	4 Aug 2026	3.6
93B Sydenham Road, London, SE26 5EZ [old rules] GOV.UK: LON00AZ/HMF/2025/0942	Unlicensed HMO	individual	£2,800	£22,992.18	£4,311	£17,244	4	75%	16 Jul 2026	4.7
Top Floor Flat, 82 Hubert Grove, London, SW9 9PD [old rules] GOV.UK: LON00AY/HMF/2025/0667	Unlicensed HMO	company Mazal Trading Ltd			£213.50	£427	2		23 Feb 2026	3.8
Upper Floor Flat, 1 Burnely Road, London SW9 OSH [old rules] GOV.UK: LON00AY/HMF/2025/0685	Unlicensed HMO	individual		£19,445.01	£3,240.84	£9,722.51	3	50%	16 Feb 2026	4.4
9 David's Road London SE23 3EP [old rules] GOV.UK: LON00AZ/HMF/2025/0686	Unlicensed HMO	individual	£2,760	£22,408	£1,568.56	£7,842.80	5	35%	4 Feb 2026	4.5
44 Aberfoyle Road, London, SW16 5AA [old rules] GOV.UK: LON00AY/HMF/2025/0743	Unlicensed HMO	individual			£6,688	£13,376	2		16 Dec 2025	2.0
285 Lyham Road London SW2 5NS [old rules] GOV.UK: LON00AY/HMF/2025/0715	Unlicensed HMO	individual	£2,140	£22,629	£1,133.33	£3,400	3	15%	25 Nov 2025	2.1

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
2D Kinfauns Road, London, SW2 3JL [old rules] GOV.UK: LON/00AY/HMF/2025/0636	Unlicensed HMO	individual	£2,060	£24,720	£3,708	£14,832	4	60%	14 Aug 2025	0.9
Flat 2, 198B Peckham Rye, Southwark, SE22 0LU [old rules] GOV.UK: LON/00BE/HMF/2025/0614	Unlicensed HMO	individual	£2,700	£20,645.75	£2,408.33	£7,225	3	35%	15 Jul 2025	4.7
96 Perry Vale SE23 2LQ & [old rules] GOV.UK: LON/00AZ/HMF/2024/0698	Unlicensed HMO	individual			£2,852.79	£8,558.38	3		27 Jun 2025	4.8
Flat 3, 139A Coldharbour Lane, London SE5 9NU [old rules] GOV.UK: LON/00AY/HMF/2024/0634	Unlicensed HMO	individual			£6,240	£18,720	3		28 Mar 2025	4.3
13 Deeley Road, London, SW8 4XG [old rules] GOV.UK: LON/00AY/HMF/2024/0067	Unlicensed HMO	individual		£2,016.98	£1,714.43	£1,714.43	1	85%	19 Feb 2025	4.9
Flat 2, 74 Leander Road SW2 2LJ [old rules] GOV.UK: LON/00AY/HMF/2022/0128	Unlicensed HMO	individual		£14,446.03	£3,611.33	£10,834	3	75%	14 Feb 2025	2.3
2 Hearnville Road, Wandsworth, London, SW12 8RR [old rules] GOV.UK: LON/00BJ/HMF/2024/0157	Unlicensed HMO	individual		£30,108.91	£5,269.06	£21,076.24	4	70%	10 Jan 2025	3.1
Flat 2, 169 Clapham Road, London, SW9 0PU [old rules] GOV.UK: LON/00AY/HMF/2024/0097	Unlicensed HMO	company	£2,123.33	£25,479.96	£5,096.67	£15,290	3	60%	16 Oct 2024	4.9
3 Mandalay Rd, London SW4 9ED [old rules] GOV.UK: LON/00AY/HMF/2024/0002	Unlicensed HMO	individual			£8,946.18	£17,892.37	2		6 Jun 2024	3.1
3 Mandalay Rd, London SW4 9ED [old rules] GOV.UK: LON/00AY/HMF/2023/0307	Unlicensed HMO	individual			£8,946.18	£17,892.37	2		6 Jun 2024	3.1
Flat 2, 4 St Johns Crescent, London, SW9 7AG [old rules] GOV.UK: LON/00AY/HMF/2023/0266	Unlicensed HMO	company Lexadon Limited	£2,808	£33,696	£3,369.60	£10,108.80	3	30%	22 Apr 2024	3.9
62 Elmfield Road, Balham, London SW17 8AN [old rules] GOV.UK: LON/00BJ/HMF/2023/0139	Unlicensed HMO	individual	£750		£5,000	£5,000	1		27 Feb 2024	2.6
41 Deerdale Road London SE24 0AP [old rules] GOV.UK: LON/00AY/HMF/2023/0100	Unlicensed HMO	individual	£2,000	£3,260.27	£2,445.20	£2,445.20	1	75%	20 Dec 2023	3.7
Flat 1, 46 East Dulwich Road, London SE22 9AX [old rules] GOV.UK: LON/00BE/HMF/2023/0029	Unlicensed house (selective licensing)	individual	£950	£1,775.08	£1,775.08	£1,775.08	1	100%	15 Nov 2023	4.8
14 Amesbury Avenue, London SW2 3AA [old rules] GOV.UK: LON/00AY/HMG/2023/0009	Unlicensed HMO	individual	£800		£524.02	£524.02	1		26 Oct 2023	0.9
The Pyekle, Holderness Road, London SW17 7RG [old rules] GOV.UK: LON/00BJ/HMF/2021/0085	Unlicensed HMO	individual			£2,516.42	£7,549.25	3		6 Oct 2023	3.0
Flat 1, 53 Streatham Hill, London SW2 4TS [old rules] GOV.UK: LON/00AY/HMF/2022/0291	Unlicensed HMO	individual	£2,550		£2,862.64	£11,450.54	4		20 Jul 2023	1.1
45A Longley Road, London, SW179LA [old rules] GOV.UK: LON/00BJ/HMF/2022/0148	Unlicensed HMO	individual	£2,375	£28,500	£4,560	£22,800	5	80%	19 Apr 2023	3.7
48 Hopton Road, London, SW16 2EN [old rules] GOV.UK: LON/00AY/HMF/2022/0089	Unlicensed HMO	individual			£2,050	£12,300	6		21 Feb 2023	0.8
10B Comyn Road, London, SW11 1PZ [old rules] GOV.UK: LON/00BJ/HMF/2022/0153	Unlicensed HMO	individual		£3,739.15	£3,739.15	£3,739.15	1	100%	27 Jan 2023	4.8

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Flat B, 28 Edgely Road, London, SW4 6ER [old rules] GOV.UK: LON/00AY/HMF/2022/0069	Unlicensed HMO	individual	£650		£1,941	£1,941	1		30 Sep 2022	3.9
Flat 9, Rundell Tower, Portland Grove, London SW8 1JB [old rules] GOV.UK: LON/00AY/HMB/2021/0014	Illegal eviction	individual	£600	£2,677	£2,677	£2,677	1	100%	7 Jun 2022	5.0
Room 2, 234 Gipsy Road, London SE27 9RB [old rules] GOV.UK: LON/00AY/HMG/2021/0012	Unlicensed HMO	individual	£750	£5,720.75	£715.10	£1,430.19	2	25%	27 May 2022	2.2

Showing the 30 most recent of 56. 26 more, and the rest of this search, are in the full list online:
<https://rentrisecheck.uk/rro/search?postcode=SW16+2XL>

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
The Cottage, 6B Kings Avenue, London SW4 8BD [old rules] GOV.UK: LON/00AY/HMB/2025/0009	Harassment	individual	£2,189.98	Dismissed	1	15 Dec 2025	3.1
4 Crownstone Court, Crownstone Road, London, SW2 1LS [old rules] GOV.UK: LON/00AY/HMF/2025/0643	Harassment	individual		Out of time or no jurisdiction	1	15 Sep 2025	2.8
25B Calais Street, London SE5 9LP [old rules] GOV.UK: LON/00AY/HMF/2025/0658	Unlicensed HMO	individual		Out of time or no jurisdiction	1	15 Aug 2025	5.0
68 Littlebury Road, London SW4 6DN [old rules] GOV.UK: LON/00AY/HSA/2024/0600	Harassment	individual		Out of time or no jurisdiction	2	7 Jul 2025	4.0
154 Trevelyan Road, Tooting, London SW17 9LW & [old rules] [figures not yet checked] GOV.UK: LON/00BJ/HMF/2024/0640	Unlicensed HMO	company ASM Capital Ltd		Order made	5	27 Jun 2025	3.5
32A Covert Road SW17 0QL [old rules] GOV.UK: LON/00BJ/HMF/2021/0207	Harassment	company	£1,750	Dismissed	1	24 Feb 2025	3.6
30 Granard Road, Wandsworth, SW12 8UL [old rules] [figures not yet checked] GOV.UK: LON/00BJ/HMF/2024/0074	Unlicensed HMO	company		Order made	6	21 Nov 2024	3.7
13 Langford Green, Southwark, London, SE5 8BX [old rules] GOV.UK: LON/00BE/HMF/2024/0113	Other	individual		Dismissed	1	11 Sep 2024	4.4
68 Stockwell Park Road, St John's Park, London SW9 0DA : LON/00/0 [old rules] GOV.UK: view decision	Unlicensed HMO	individual	£1,600	Dismissed	2	30 Aug 2024	4.5
Flat 37 Forest Croft, SE23 3UN [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2023/0065	Unlicensed HMO	individual		Order made	3	25 Apr 2024	4.1

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