

# Rent repayment orders near SW2 4TS

Generated 17 Oct 2026. Decisions within 2 km of SW2 4TS. 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=SW2+4TS>

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## What the tribunal ordered

15 decisions in this search (10 ended in a rent repayment order). In 10 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                       | 67% (10 of 15)                         | 20% (1 of 5)      | 90% (9 of 10)                         |
| Typical amount ordered, per applicant                 | £3,237 (n=10)                          | too few (n=1)     | £3,611 (n=9)                          |
| Typical amount ordered, per decision                  | £11,142 (n=10, typically 3 applicants) | too few (n=1)     | £11,451 (n=9, typically 3 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.

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  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------|----------|------------|------------------|----------------|------------|-------|-------------|-----|
| 285 Lyham Road London SW2 5NS<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AY/HMF/2025/0715">LON00AY/HMF/2025/0715</a>          | Unlicensed HMO | individual | £2,140   | £22,629    | <b>£1,133.33</b> | £3,400         | 3          | 15%   | 25 Nov 2025 | 1.0 |
| 2D Kinfauns Road, London, SW2 3JL [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AY/HMF/2025/0636">LON00AY/HMF/2025/0636</a>         | Unlicensed HMO | individual | £2,060   | £24,720    | <b>£3,708</b>    | £14,832        | 4          | 60%   | 14 Aug 2025 | 1.0 |
| Flat 2, 74 Leander Road SW2 2LJ<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AY/HMF/2022/0128">LON00AY/HMF/2022/0128</a>        | Unlicensed HMO | individual |          | £14,446.03 | <b>£3,611.33</b> | £10,834        | 3          | 75%   | 14 Feb 2025 | 1.4 |
| 3 Mandalay Rd, London SW4 9ED<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AY/HMF/2024/0002">LON00AY/HMF/2024/0002</a>          | Unlicensed HMO | individual |          |            | <b>£8,946.18</b> | £17,892.37     | 2          |       | 6 Jun 2024  | 2.0 |
| 3 Mandalay Rd, London SW4 9ED<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AY/HMF/2023/0307">LON00AY/HMF/2023/0307</a>          | Unlicensed HMO | individual |          |            | <b>£8,946.18</b> | £17,892.37     | 2          |       | 6 Jun 2024  | 2.0 |
| 62 Elmfield Road, Balham, London SW17 8AN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00BJ/HMF/2023/0139">LON00BJ/HMF/2023/0139</a> | Unlicensed HMO | individual | £750     |            | <b>£5,000</b>    | £5,000         | 1          |       | 27 Feb 2024 | 1.9 |
| 14 Amesbury Avenue, London SW2 3AA [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AY/HMG/2023/0009">LON00AY/HMG/2023/0009</a>        | Unlicensed HMO | individual | £800     |            | <b>£524.02</b>   | £524.02        | 1          |       | 26 Oct 2023 | 0.3 |

| Address, and case ref linked to GOV.UK                                                                  | Offence        | Landlord   | Rent pcm | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided     | km  |
|---------------------------------------------------------------------------------------------------------|----------------|------------|----------|---------|---------------|----------------|------------|-------|-------------|-----|
| Flat 1, 53 Streatham Hill, London SW2 4TS [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMF/2022/0291</a> | Unlicensed HMO | individual | £2,550   |         | £2,862.64     | £11,450.54     | 4          |       | 20 Jul 2023 | 0.0 |
| 48 Hopton Road, London, SW16 2EN [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMF/2022/0089</a>          | Unlicensed HMO | individual |          |         | £2,050        | £12,300        | 6          |       | 21 Feb 2023 | 1.7 |
| 28 Hainthorpe Road, London, SE27 0PH [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMF/2020/0250</a>      | Unlicensed HMO | individual |          |         | £2,057.96     | £6,173.89      | 3          |       | 3 Nov 2021  | 1.6 |

## 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  |
|--------------------------------------------------------------------------------------------------------------------|----------------|------------|----------|--------------------------------|------------|-------------|-----|
| 4 Crownstone Court, Crownstone Road, London, SW2 1LS [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMF/2025/0643</a> | Harassment     | individual |          | Out of time or no jurisdiction | 1          | 15 Sep 2025 | 1.9 |
| 153 Downton Avenue, Streatham Hill, SW2 [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMF/2020/0088</a>              | Unlicensed HMO | individual | £3,300   | Dismissed                      | 5          | 14 Sep 2021 | 0.5 |
| Room 4, 41 Valley Road, London SW16 2XL [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMF/2020/0220</a>              | Unlicensed HMO | company    | £700     | Dismissed                      | 1          | 18 May 2021 | 1.1 |
| 111 Park Hill, Clapham, SW4 9NX [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMK/2018/0012</a>                      | Other          | company    |          | Dismissed                      | 12         | 6 Aug 2018  | 1.8 |
| 15 Englewood Road, South Clapham, SW12 9PA [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMA/2015/0006</a>           | Unlicensed HMO | individual |          | Dismissed                      | 1          | 5 Aug 2015  | 2.0 |