

Rent repayment orders near SW2 5NS

Generated 18 Oct 2026. Decisions within 2 km of SW2 5NS. 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+5NS>

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What the tribunal ordered

18 decisions in this search (12 ended in a rent repayment order). In 12 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% (12 of 18)	40% (2 of 5)	77% (10 of 13)
Typical amount ordered, per applicant	£3,660 (n=12)	too few (n=2)	£3,237 (n=10)
Typical amount ordered, per decision	£11,142 (n=12, typically 2 applicants)	too few (n=2)	£11,142 (n=10, typically 2 applicants)
Typical share of the maximum the tribunal could award	55% (n=6)	too few (n=2)	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
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	1.5
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	1.7
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	0.0
2D Kinfauns Road, London, SW2 3JL [old rules] GOV.UK: LON00AY/HMF/2025/0636	Unlicensed HMO	individual	£2,060	£24,720	£3,708	£14,832	4	60%	14 Aug 2025	1.7
Flat 2, 74 Leander Road SW2 2LJ [old rules] GOV.UK: LON00AY/HMF/2022/0128	Unlicensed HMO	individual		£14,446.03	£3,611.33	£10,834	3	75%	14 Feb 2025	0.7
3 Mandalay Rd, London SW4 9ED [old rules] GOV.UK: LON00AY/HMF/2024/0002	Unlicensed HMO	individual			£8,946.18	£17,892.37	2		6 Jun 2024	1.2
3 Mandalay Rd, London SW4 9ED [old rules] GOV.UK: LON00AY/HMF/2023/0307	Unlicensed HMO	individual			£8,946.18	£17,892.37	2		6 Jun 2024	1.2

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	1.3
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	1.0
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	1.8
6 Kimberley Road, London, SW9 9DG [old rules] GOV.UK: LON/00AY/HMF/2021/0024	Unlicensed HMO	individual	£823.33	£9,880	£6,587	£6,587	1	67%	13 Jan 2022	2.0
9 Linom Road, London, SW4 7PB [old rules] GOV.UK: LON/00AY/HMF/2021/0092	Unlicensed HMO	company Sekhpayal Khnumpri Limited	£3,400	£38,180.31	£3,818	£19,090	5	50%	20 Oct 2021	1.2

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	1.0
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	1.0
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	1.8
153 Downton Avenue, Streatham Hill, SW2 [old rules] GOV.UK: LON/00AY/HMF/2020/0088	Unlicensed HMO	individual	£3,300	Dismissed	5	14 Sep 2021	1.3
111 Park Hill, Clapham, SW4 9NX [old rules] GOV.UK: LON/00AY/HMK/2018/0012	Other	company		Dismissed	12	6 Aug 2018	0.8
15 Englewood Road, South Clapham, SW12 9PA [old rules] GOV.UK: LON/00AY/HMA/2015/0006	Unlicensed HMO	individual		Dismissed	1	5 Aug 2015	1.4