

Rent repayment orders near SW20 8LA

Generated 18 Oct 2026. Decisions within 5 km of SW20 8LA. 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=SW20+8LA>

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: hello@rentrisecheck.uk. The figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). Individual landlords are never named here; companies are. GOV.UK guidance and form RRO1: <https://www.gov.uk/guidance/rent-repayment-orders-guidance-for-tenants>

What the tribunal ordered

30 decisions in this search (23 ended in a rent repayment order). In 18 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	77% (23 of 30)	82% (14 of 17)	69% (9 of 13)
Typical amount ordered, per applicant	£4,480 (n=18)	£4,341 (n=12)	£5,909 (n=6)
Typical amount ordered, per decision	£7,285 (n=18, typically 1 applicant)	£7,355 (n=12, typically 1 applicant)	£7,280 (n=6, typically 2 applicants)
Typical share of the maximum the tribunal could award	100% (n=9)	100% (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
Room 3, 102 Buckhold Road, London SW18 4AR [old rules] GOV.UK: LON/00BJ/HMB/2023/0008	Harassment	company	£920		£7,010	£7,010	1		25 Mar 2024	4.8
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	4.6
37 Montfort Place London SW19 6QN [old rules] GOV.UK: LON/00BJ/HMB/2022/0015	Illegal eviction	individual		£6,005	£6,005	£6,005	1	100%	22 Sep 2023	4.0
56 Abbots Road Cheam SM3 9TA [old rules] GOV.UK: LON/00BF/HMF/2022/0106	Unlicensed HMO	company and individuals	£590	£7,080	£6,840	£6,840	1	97%	5 Sep 2023	4.6
45A Longley Road, London, SW17 9LA [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	3.1
67 Orme Road, Kingston Upon Thames, Surrey KT1 3SD [old rules] GOV.UK: LON/00AX/HMF/2022/0121	Unlicensed HMO	company We Let Rooms Limited			£5,813.44	£29,067.20	5		6 Mar 2023	4.6
36B The Avenue, Worcester Park, Surrey KT4 7EY [old rules] GOV.UK: CHI/43UC/HMF/2021/0025	Unlicensed HMO	individual			£3,982.46	£15,929.85	4		1 Dec 2021	4.6

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
73 Kenley Road, London, SW19 3DU [old rules] GOV.UK: LON/00BA/HMF/2020/0226	Unlicensed HMO	company and individuals ASLC Property Ltd	£650	£5,200	£4,400	£4,400	1	85%	1 Sep 2021	1.1
22 Fircroft Road, London, SW17 7PS [old rules] GOV.UK: LON/00BJ/HMF/2020/0235	Unlicensed HMO	individual	£585	£7,020	£7,020	£7,020	1	100%	2 Aug 2021	4.4
254 Earlsfield Road, London SW18 3DY & 0050 [old rules] GOV.UK: LON/00BJ/HMF/2021/0047	Unlicensed HMO	individual			£4,321.97	£12,965.90	3		30 Jul 2021	4.2
299 Southcroft Road, London, SW16 6QT [old rules] GOV.UK: LON/00BJ/HMF/2020/0123	Unlicensed HMO	individual	£2,500	£21,254.63	£4,194.17	£20,970.86	5	99%	26 Apr 2021	4.5
37 Longmead Road, London SW17 8PN [old rules] GOV.UK: LON/00BJ/HMB/2020/0002	Unlicensed HMO	individual			£5,625	£11,250	2		8 Apr 2021	3.7
20D Tabor Grove SW19 4EB [old rules] GOV.UK: LON/00BA/HMF/2020/0127	Unlicensed HMO	individual	£800	£9,200	£9,200	£9,200	1	100%	6 Apr 2021	0.9
58 Selkirk Road, London SW17 0ES [old rules] GOV.UK: LON/00BJ/HMF/2020/0150	Unlicensed HMO	individual	£470		£2,395	£2,395	1		29 Mar 2021	3.7
58 Selkirk Road, London, SW17 0ES [old rules] GOV.UK: LON/00BJ/HMF/2020/0093	Unlicensed HMO	company Nest Estates Limited			£3,125	£3,125	1		19 Mar 2021	3.7
21 Trinity Road, London SW19 8QT [old rules] GOV.UK: LON/00BA/HMF/2020/0029	Unlicensed HMO	individual	£750		£7,690.80	£7,690.80	1		1 Dec 2020	1.4
58 Selkirk Road, London SW17 0ES [old rules] GOV.UK: LON/00BJ/HMF/2020/0031	Unlicensed HMO	company and individuals Nest Estates Limited		£4,360.16	£4,360.16	£4,360.16	1	100%	9 Nov 2020	3.7
35 Cliveden Road, London SW19 3RD [old rules] GOV.UK: LON/00BA/HMK/2019/0036	Unlicensed HMO	individual	£600	£718.36	£718.36	£718.36	1	100%	19 Jul 2019	0.4

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
Room 7, 2nd Floor, 12A Deer Park Road, London, SW19 3TL [old rules] GOV.UK: LON/00BA/HMB/2024/0602	Harassment	company Quantum Securities Limited		Dismissed	1	27 Oct 2025	1.7
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	3.4
32A Covert Road SW17 0QL [old rules] GOV.UK: LON/00BJ/HMF/2021/0207	Harassment	company	£1,750	Dismissed	1	24 Feb 2025	3.4
129b Seely Road London SW17 9QX : LON-00BJ-HMF-2023-0221 [old rules] GOV.UK: view decision	Harassment	individual		Dismissed	1	2 Feb 2024	4.1
45 Wimbledon Hill Rd SW19 7NA [old rules] [figures not yet checked] GOV.UK: LON/00BA/HMF/2023/0052	Unlicensed HMO	company Amity College Ltd		Order made	3	29 Sep 2023	1.3

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applica nts	Decided	km
83 George Street, New Malden KT3 6BT [old rules] GOV.UK: LON/00AX/HMB/2021/0013	Harassment	individual	£500	Dismissed	1	29 Jun 2023	3.0
67 Orme Road, Kingston Upon Thames, Surrey KT1 3SD [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2022/0149	Unlicensed HMO	company We Let Rooms Limited		Order made	5	6 Mar 2023	4.6
28 Richmond Avenue, London SW20 8LA [old rules] GOV.UK: LON/00BA/HMK/2020/0035	Unlicensed HMO	individual	£800	Dismissed	1	26 Oct 2021	0.0
44 Lammas Avenue, Mitcham, Surrey, CR4 2LU [old rules] GOV.UK: LON/00BA/HMF/2020/0267	Unlicensed HMO	individual	£585	Dismissed	1	4 Jun 2021	3.7
43 Whitlock Drive, Southfields, London SW19 6SJ [old rules] [figures not yet checked] GOV.UK: LON/00BJ/HMF/2020/0068	Unlicensed HMO	individual		Order made	4	8 Mar 2021	4.1

Showing the 10 most recent of 12. 2 more, and the rest of this search, are in the full list online:
<https://rentrisecheck.uk/rro/search?postcode=SW20+8LA>