Rent repayment orders near TW13 4EA

Generated 18 Oct 2026. Decisions within 10 km of TW13 4EA. 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=TW13+4EA

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

26 decisions in this search (18 ended in a rent repayment order). In 15 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	69% (18 of 26)	45% (5 of 11)	87% (13 of 15)
Typical amount ordered, per applicant	£3,041 (n=14)	too few (n=4)	£2,848 (n=10)
Typical amount ordered, per decision	£3,850 (n=15, typically 1 applicant)	£7,463 (n=5, typically 2 applicants)	£2,975 (n=10, typically 1 applicant)
Typical share of the maximum the tribunal could award	62% (n=6)	too few (n=1)	75% (n=5)

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
25 Bulstrode Avenue, Hounslow TW3 3AA [old rules] GOV.UK: LON/00AT/HMG/2025/0626	Unlicensed HMO	individual	£750	£3,000	**£2,700**	£2,700	1	90%	14 Jul 2026	4.6
8A Spring Corner, Feltham, TW13 4PA [old rules] GOV.UK: LON/00AT/HMF/2025/0717	Unlicensed HMO	individual	£400	£328.75	**£164.37**	£164.37	1	50%	26 Jan 2026	0.3
44 Dorset Waye, Hounslow, TW5 0ND [old rules] GOV.UK: LON/00AT/HMF/2025/0707	Unlicensed HMO	individual	£850		**£2,996.70**	£5,993.40	2		17 Nov 2025	5.3
16 Kendal Close, Feltham, TW14 9QG [old rules] GOV.UK: LON/00AT/HMF/2024/0626	Unlicensed HMO	company and individuals	£1,250	£15,000	**£3,750**	£11,250	3	75%	13 May 2025	0.8
5 Niagara Avenue, London, W5 4UD [old rules] GOV.UK: LON/00AJ/HMF/2024/0610	Harassment	individual	£352		**£3,250**	£3,250	1		12 May 2025	9.4
22 Mill Street, Kingston-Upon-Thames KT1 2RF [old rules] GOV.UK: LON/00AX/HMF/2023/0203	Unlicensed HMO	company Grand Residential Limited			**£3,850.50**	£3,850.50	1		7 May 2024	9.1
Loft Flat, 16 Redmead Rd, Hayes UB3 4AU [old rules] GOV.UK: LON/00AS/HMF/2023/0242	Unlicensed HMO	individual			**£5,915**	£5,915	1		4 Mar 2024	6.4

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
47, Cardington Square, Hounslow, Middlesex TW4 6AJ [old rules] GOV.UK: LON/00AT/HMF/2022/0271	Unlicensed HMO	individual			**£1,049.25**	£1,049.25	1		23 Jan 2024	3.1
67 Harewood Road, Isleworth, Middlesex TW7 5HN [old rules] GOV.UK: LON/00AT/HMF/2022/0274	Unlicensed HMO	individual		£7,485.81	**£2,691.07**	£2,691.07	1	36%	17 Aug 2023	7.2
51 Eversley Crescent, Isleworth, Middlesex, TW7 4LD [old rules] GOV.UK: LON/00AT/HMF/2022/0194	Unlicensed HMO	individual		£2,750	**£2,062.50**	£2,062.50	1	75%	20 Mar 2023	6.4
1 Kingsleigh Close, Brentford, Middlesex TW8 0PA [old rules] GOV.UK: LON/00AT/HMF/2021/0267	Unlicensed HMO	company and individuals Alpha Estates.net Limited	£2,244	£24,684	**£3,085.50**	£12,342	4	50%	31 Mar 2022	9.3
(x2) Flats 2 & 3, 29 South Road, Twickenham, Middlesex, TW2 5NU 0003 [old rules] [council application] GOV.UK: LON/00BD/HMC/2020/0002	Improvement notice not complied with	individual				£7,462.57	council		31 Jan 2022	4.8
8 Hibernia Road, Hounslow, TW3 3RY [old rules] GOV.UK: LON/00AT/HMF/2019/0097	Unlicensed HMO	individual	£850		**£2,857.50**	£5,715	2		15 Dec 2020	4.2
276 Nelson Road, Twickenham TW2 7BW [old rules] GOV.UK: LON/00BD/HMK/2019/0044	Unlicensed HMO	individual			**£5,547.50**	£11,095	2		2 Sep 2019	3.8
54 Brewery Lane, Twickenham TW1 1AW [old rules] GOV.UK: LON/00BD/HMK/2017/0012	Unlicensed HMO	individual	£1,200		**£3,750**	£3,750	1		12 Feb 2018	5.9

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
35 Jersey Road, Hounslow, TW3 4BQ [old rules] [figures not yet checked] GOV.UK: LON/00AT/HMF/2025/0648	Unlicensed HMO	individual		Order made	2	3 Nov 2025	5.6
52 Parkfield Road, Hounslow, TW13 7LG [old rules] [figures not yet checked] GOV.UK: LON/00AT/HMF/2025/0625	Unlicensed HMO	individual		Order made	6	28 Oct 2025	0.3
57 Dunsmore Road, Walton, Surrey KT12 2LJ [old rules] GOV.UK: CHI/43UB/HMB/2024/0003	Illegal eviction	company and individuals		Dismissed	1	2 May 2025	5.0
(x3) 22 Chester Road, Hounslow, TW4 6HX [old rules] [figures not yet checked] GOV.UK: LON/00AT/HMF/2023/0291	Unlicensed HMO	individual		Order made	3	30 Sep 2024	3.3
35 Rochester Avenue, Feltham, Middlesex, TW13 4EA [old rules] GOV.UK: LON/00AT/HPO/2023/0006	Other	individual		Dismissed	1	26 Jan 2024	0.0
Flat B, 23 Shirley Gardens, London W7 3PT [old rules] GOV.UK: LON/00AJ/HMF/2021/0277	Unlicensed HMO	individual		Struck out	1	8 Apr 2022	9.7
16 Langham Place, Egham, Surrey, TW20 9EB [old rules] GOV.UK: CHI/43UG/HMF/2021/0019	Unlicensed HMO	company and individuals		Out of time or no jurisdiction	5	22 Dec 2021	9.5
Flat 4, 5 Grove Road, Surbiton, Surrey, KT6 4BS [old rules] GOV.UK: LON/00AX/HMB/2020/0007	Harassment	company and individuals		Dismissed	1	13 Sep 2021	9.2

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.
This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
77 Park Avenue, Egham, Surrey, TW20 8HL [old rules] GOV.UK: CHI/43UG/HMF/2021/0006	Harassment	individual	£630	Dismissed	2	5 Jul 2021	8.1
26 Campion Road, TW7 5HS [old rules] GOV.UK: LON/00AT/HMF/2019/0066	Unlicensed HMO	company Beachcourt Properties Ltd		Out of time or no jurisdiction	1	2 Jul 2021	7.2

Showing the 10 most recent of 11. 1 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=TW13+4EA

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.
This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.