

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>

25 decisions in this search (20 ended in a rent repayment order). In 17 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	83% (20 of 24)	67% (6 of 9)	93% (14 of 15)
Typical amount ordered, per applicant	£2,927 (n=16)	£3,086 (n=5)	£2,700 (n=11)
Typical amount ordered, per decision	£4,037 (n=17, typically 2 applicants)	£6,286 (n=6, typically 2 applicants)	£3,336 (n=11, typically 1 applicant)
Typical share of the maximum the tribunal could award	70% (n=6)	too few (n=1)	75% (n=5)

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
1C Fairlawn Avenue, Ealing W4 5EF [old rules] GOV.UK: LON/00AJ/HMF/2025/0816	Unlicensed HMO	individual	£3,000	£23,300	£5,825	£17,475	3	75%	10 Aug 2026	4.9
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	2.6
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	3.0
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	2.3
Flat C, 17 Richmond Road, Ealing, London W5 5NS [old rules] GOV.UK: LON/00AG/HMF/2024/0623	Unlicensed HMO	individual		£14,400	£4,680	£9,360	2	65%	7 May 2025	3.7
167B Gunnersbury Lane, London W3 8LJ [old rules] GOV.UK: LON/00AT/HMF/2024/0219	Unlicensed HMO	individual	£680		£4,036.66	£4,036.66	1		18 Feb 2025	4.2
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	4.4

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
2c Hamilton Road, London W5 2EQ [old rules] GOV.UK: LON/00AJ/HMF/2022/0119	Unlicensed HMO	company Peel Ealing Investments Ltd	£2,280		£1,943.59	£5,830.77	3		19 Oct 2023	4.5
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	0.0
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	0.8
15 Rose Garden W5 4JU [old rules] GOV.UK: LON/00AJ/HMF/2022/0240	Unlicensed HMO	company Dale Key Limited	£640		£1,668	£3,336	2		23 Feb 2023	3.1
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	2.2
Flat 1, 420a Upper Richmond Road West, East Sheen, London SW14 7JX [old rules] [council application] GOV.UK: LON/00BD/HSC/2020/0001	Improvement notice not complied with	company	£1,000			£6,857.18	council		8 Mar 2021	4.4
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	3.0
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	3.7
70 Highview Road, West Ealing, W13 0HW [old rules] GOV.UK: LON/00AJ/HMK/2018/0006	Unlicensed HMO	company Big Egg Properties Limited			£211.76	£1,694.07	8		31 May 2018	4.5
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	3.4

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
Flat 301, Hive House, Capital Interchange Way, Brentford, TW8 0SL [old rules] GOV.UK: LON/00AT/HMB/2025/0007	Illegal eviction	individual		Dismissed	1	26 Jan 2026	3.5
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	1.9
(x4) 31 Cambridge Road North, London, W4 4AA . [old rules] [figures not yet checked] GOV.UK: LON/00AT/HMF/2025/0601	Unlicensed HMO	individual		Order made	4	4 Jul 2025	4.0
(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	4.9
15 Rose Gardens, London, W5 4JU [old rules] GOV.UK: LON/00AJ/HMF/2021/0307	Unlicensed HMO	individual	£640	Dismissed	2	6 Jun 2022	3.1
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	3.3

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
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	0.2