Rent repayment orders near UB9 4BT

Generated 19 Oct 2026. Decisions within 10 km of UB9 4BT. 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=UB9+4BT

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What the tribunal ordered

13 decisions in this search (8 ended in a rent repayment order). In 7 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	62% (8 of 13)	too few (2 of 3)	60% (6 of 10)
Typical amount ordered, per applicant	£3,472 (n=7)	too few (n=2)	£3,472 (n=5)
Typical amount ordered, per decision	£5,220 (n=7, typically 1 applicant)	too few (n=2)	£3,472 (n=5, typically 1 applicant)
Typical share of the maximum the tribunal could award	too few (n=4)	–	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.

Only 7 decisions with a checked amount: too few to show a pattern.

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
The Old Reading Room, Church Lane, Slough, SL3 6LB [old rules] GOV.UK: CAM/00MD/HMK/2025/0620	Unlicensed HMO	individual		£3,960	**£1,793**	£1,793	1	45%	15 Apr 2026	6.9
6 Mersey Walk, Northolt, UB5 6TH [old rules] GOV.UK: LON/00AJ/HMF/2025/0775	Unlicensed house (selective licensing)	individual	£1,450	£8,700	**£5,220**	£5,220	1	60%	9 Feb 2026	8.1
9 Poppy Close, London UB5 5TP [old rules] GOV.UK: LON/00AJ/HMG/2025/0631	Unlicensed house (selective licensing)	individual	£1,600	£4,691.95	**£3,284.37**	£3,284.37	1	70%	29 Jan 2026	7.3
87 Orchehill Avenue, Gerrards Cross, Buckinghamshire, SL9 8QL [old rules] GOV.UK: CAM/00MX/HMK/2025/0613	Unlicensed HMO	individual	£710	£8,520	**£3,471.50**	£3,471.50	1	41%	16 Dec 2025	7.3
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	7.1
(x2) 52 Cowley Road, Uxbridge, Middlesex, UB8 2LU 0242 [old rules] GOV.UK: LON/00AS/HMF/2021/0224	Unlicensed HMO	company and individuals Lavender Sky Limited	£720		**£1,944**	£7,776	4		28 Feb 2022	1.1

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
82 Kings Mill Way, Denham, Uxbridge, UB9 4BT P [old rules] GOV.UK: CAM/11UE/HMF/2020/0002	Unlicensed HMO	individual			**£5,856.72**	£29,283.60	5		16 Jul 2020	0.0

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 5, 27 Summit Road, Northolt UB5 5HJ [old rules] GOV.UK: LON/00AJ/HMF/2026/0008	Unlicensed HMO	company Uniwell Investments Limited		Dismissed	1	19 Aug 2026	8.3
4 Howards Wood Drive, Gerrard Cross, SL9 7HN , 0007 & 0008 [period not stated] GOV.UK: CAM/00MX/HMB/2025/0004	Harassment	individual	£2,200	Dismissed	3	22 Jun 2026	5.5
5 Salt Hill Close, Uxbridge, Middlesex, UB8 1PZ [old rules] GOV.UK: LON/00AS/HMF/2025/0630	Unlicensed HMO	company		Dismissed	2	4 Aug 2025	1.1
145A Upton Road, Slough, SL1 2AE [old rules] GOV.UK: CAM/00MD/HMK/2024/0003	Unlicensed HMO	individual	£507.50	Dismissed	1	17 Jul 2025	8.9
48 Hillside, Slough SL1 2RW [old rules] [figures not yet checked] GOV.UK: CAM/00MD/HMF/2022/0022	Unlicensed house (selective licensing)	individual		Order made	3	12 Dec 2022	9.6
82 Torrington Road, Ruislip, Hillingdon HA4 0AU [old rules] GOV.UK: LON/00AS/HMB/2019/0005	Harassment	individual		Dismissed	2	17 Mar 2020	5.4

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.