

Rent repayment orders near W9 3DL

Generated 18 Oct 2026. Decisions within 2 km of W9 3DL. 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=W9+3DL>

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What the tribunal ordered

34 decisions in this search (26 ended in a rent repayment order). In 25 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	76% (26 of 34)	85% (11 of 13)	71% (15 of 21)
Typical amount ordered, per applicant	£3,750 (n=25)	£3,542 (n=10)	£3,750 (n=15)
Typical amount ordered, per decision	£4,159 (n=25, typically 1 applicant)	£5,243 (n=10, typically 2 applicants)	£3,750 (n=15, typically 1 applicant)
Typical share of the maximum the tribunal could award	72% (n=12)	too few (n=3)	70% (n=9)

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
6 Smyrna Mansions, Smyrna Road, London, NW6 4LU [period not stated] GOV.UK: LON/00AG/HMF/2025/0621	Unlicensed HMO	individual		£7,476	£2,242.80	£2,242.80	1	30%	26 May 2026	1.8
Flat 6 Ledbury House, Portobello Court, Westbourne Grove, London W11 2DH [old rules] GOV.UK: LON/00AW/HMF/2025/0746	Unlicensed HMO	company			£4,534.33	£13,603	3		15 Mar 2026	1.4
5C, Greville Road, London. NW6 5HY [old rules] GOV.UK: LON/00AG/HMF/2025/0610	Illegal eviction	individual	£1,700	£1,320.12	£1,320.12	£1,320.12	1	100%	19 Dec 2025	1.4
Flat 6 Ledbury House, Portobello Court, Westbourne Grove, London, W11 2DH [old rules] GOV.UK: LON/00AW/HMF/2024/0259	Unlicensed HMO	company	£900		£7,546	£7,546	1		5 Jun 2025	1.4
288 Chevening Road Kilburn NW6 6DD [old rules] GOV.UK: LON/00AE/HMF/2024/0164	Unlicensed house (selective licensing)	individual	£950	£5,823.30	£4,076.31	£4,076.31	1	70%	23 Jan 2025	1.4
Flat 19, Normandy Court, 32-33 Kensington Gardens, London, W2 4BG [old rules] GOV.UK: LON/00BK/HMF/2024/0070	Unlicensed HMO	company Kiptonview Ltd	£866.67	£6,600	£5,280	£5,280	1	80%	5 Sep 2024	1.6

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 3, 76 Brondesbury Road, London, NW6 6RX [old rules] GOV.UK: LON/00AE/HMF/2023/0285	Unlicensed house (selective licensing)	individual		£17,220	£1,291.50	£2,583	2	15%	29 Apr 2024	1.0
266 Ashmore Road, London, W9 3DD [old rules] GOV.UK: LON/00BK/HMF/2023/0106	Unlicensed HMO	company and individuals	£2,145	£25,740	£7,722	£15,444	2	60%	13 Mar 2024	0.6
59a, Chamberlayne Road, London, NW10 3ND [old rules] GOV.UK: LON/00AE/HMF/2023/0025	Unlicensed HMO	company and individuals			£3,675.97	£3,675.97	1		6 Oct 2023	1.4
4 Hermit Place, London NW6 4BZ [old rules] GOV.UK: LON/00AG/HMF/2023/0062	Unlicensed HMO	company	£650		£3,399.45	£3,399.45	1		23 Aug 2023	1.5
22 Portgate Close, London W9 3DL [old rules] GOV.UK: LON/00BK/HMF/2021/0298	Unlicensed HMO	company and individuals	£477	£1,431	£1,431	£1,431	1	100%	4 Aug 2023	0.0
96 Castellain Mansions W9 1HB [old rules] GOV.UK: LON/00BK/HMF/2023/0026	Unlicensed HMO	company and individuals Riverside HHT Limited	£2,350	£25,221.36	£6,305.34	£18,916.02	3	75%	31 Jul 2023	0.9
14 Bassett Road London W10 6JJ [old rules] GOV.UK: LON/00AW/HMF/2022/0070	Unlicensed HMO	individual			£3,750	£3,750	1		11 Apr 2023	1.1
2 Gorefield Place, Kilburn Park, London, NW6 5FG [old rules] GOV.UK: LON/00AE/HMF/2022/0145	Unlicensed house (selective licensing)	individual		£12,220.08	£6,110	£6,110	1	50%	31 Jan 2023	1.0
Flat 12, Newton House, Abbey Road, London NW8 0AH [old rules] GOV.UK: LON/00AG/HMG/2020/0007	Unlicensed HMO	individual	£740		£3,700	£3,700	1		14 Nov 2022	1.7
Flat E, 30 Porchester Square, London, W2 6AN [old rules] GOV.UK: LON/00BK/HMF/2020/0132	Unlicensed HMO	company			£5,244.86	£36,714	7		29 Mar 2022	1.4
42 Kings Gardens, London, NW6 4PX [old rules] GOV.UK: LON/00AG/HMF/2021/0009	Unlicensed HMO	individual			£6,858.27	£34,291.35	5		21 Jun 2021	1.8
12 Bransdale Close, London NW6 4QH [old rules] GOV.UK: LON/00AG/HMF/2020/0213	Unlicensed HMO	individual			£1,392.15	£5,568.61	4		2 Jun 2021	1.7
First Floor Flat 2, 5 St Johns Wood Road, London NW8 8RB [old rules] GOV.UK: LON/00BK/HMF/2020/0028	Unlicensed HMO	company Ebenezer Bethel UK Limited	£1,150		£5,088	£10,176	2		12 Apr 2021	1.7
182 Purves Road, Brent, London NW10 5TG [old rules] GOV.UK: LON/00AE/HMK/2020/0011	Unlicensed HMO	individual		£7,950	£7,950	£7,950	1	100%	26 Jan 2021	1.6
143B Harvist Road, London NW6 6HB [old rules] GOV.UK: LON/00AE/HMG/2020/0029	Unlicensed house (selective licensing)	individual	£810.31		£4,917.08	£4,917.08	1		16 Jul 2020	1.0
Flat C, 302 Kilburn High Road, London NW6 2DB [old rules] GOV.UK: LON/00AG/HMK/2019/0045	Unlicensed HMO	individual	£722.14	£8,665.71	£2,166.43	£2,166.43	1	25%	2 Aug 2019	1.9
21 Newton House, Abbey Road, London NW8 0AH [old rules] GOV.UK: LON/00AG/HMF/2018/0028	Unlicensed HMO	company and individuals Chalk Farm Investments Limited	£2,101.66		£1,039.75	£4,159	4		26 Mar 2019	1.7
76 Whitmore Gardens, London NW10 5HJ [old rules] GOV.UK: LON/00AE/HMF/2018/0011	Unlicensed HMO	individual	£800		£250	£250	1		10 Dec 2018	1.8

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 14, 87 Abbey Road, London NW8 0AG [old rules] GOV.UK: LON/00AG/HMK/2017/0003	Unlicensed HMO	company		£1,572	£1,572	£1,572	1	100%	26 Oct 2017	1.7

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 94 Castellain Mansions, Castellain Road, W9 1HB [old rules] GOV.UK: LON/00BK/HMF/2025/0797	Unlicensed HMO	company and individuals		Dismissed	4	14 Jul 2026	0.9
Flat 5, 56 Christchurch Avenue, London, NW6 7BH [old rules] GOV.UK: LON/00AE/HMF/2025/0616	Unlicensed house (selective licensing)	individual	£1,702.75	Dismissed	1	24 Jun 2025	1.9
103 St Marys Mansions, St Marys Terrace, London W2 1SY [old rules] GOV.UK: LON/00BK/HMF/2024/0204	Unlicensed HMO	individual		Dismissed	1	15 May 2025	1.8
103 St Mary's Mansions, St Mary's Terrace, London W2 1SY [old rules] GOV.UK: LON/00BK/HMF/2022/0270	Unlicensed HMO	individual		Out of time or no jurisdiction	1	26 Apr 2024	1.8
35B Okehampton Road, London, NW10 3EE [old rules] GOV.UK: LON/00AE/HMF/2022/0076	Unlicensed house (selective licensing)	company and individuals		Dismissed	2	18 Oct 2022	1.8
81 Marne Street, Westminster, London W10 4JF [old rules] GOV.UK: LON/00BK/HMF/2022/0016	Unlicensed HMO	individual		Dismissed	2	15 Sep 2022	0.7
Flat 3, 126 Westbourne Grove, London W11 2RR & [old rules] GOV.UK: LON/00BK/HMC/2021/0001	Harassment	individual	£1,906.67	Dismissed	1	11 Oct 2021	1.4
13 St Stephens Gardens, London W2 5QU, 0044, 0045, 0100, 0109 & 0113 [old rules] GOV.UK: LON/00BK/HMF/2020/0039	Unlicensed HMO	company		Dismissed	6	21 Apr 2021	1.1
1 Edenham Way, W10 5XA [old rules] [figures not yet checked] GOV.UK: LON/00AE/HMK/2017/0017	Unlicensed HMO	company Bewel Property Ltd		Order made	8	10 May 2018	0.5