



**Order under Section 135  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-025125-25

**In the matter of:** 760 Water Street  
Peterborough ON K9H 3N6

**Between:** Holly Dunlop  
Emma Sloan  
Rachel Landry  
Ella Scott  
Maranda Jones  
Sarah Wunderlich  
Tenants

**And**

Besha Dervishi  
Landlord

Holly Dunlop, Emma Sloan, Rachel Landry, Ella Scott, Maranda Jones and Sarah Wunderlich (the 'Tenants') applied for an order determining that Besha Dervishi (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on February 26, 2026. The Tenants, Holly Dunlop, Emma Sloan, Rachel Landry, Ella Scott, Maranda Jones, on behalf of all parties (Sarah Wunderlich), the Landlord's representative, paralegal, Sarah Vaz, and Landlord, Besha Dervishi, attended the Hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

**Agreed Facts:**

The Landlord will pay the rental rebate to the Tenant, Emma Sloan. The Tenant, Emma Sloan will accept payments on behalf of all Tenants.

**It is ordered on consent, on the parties:**

1. The Landlord shall pay to the Tenants the rental rebate in the amount of \$7000.00

2. The Landlord shall pay to the Tenants the amount set out in paragraph 1 in accordance with the following schedule:
  - \$3,000.00 on or before February 3, 2026
  - \$3,000.00 on or before February 10, 2026
  - \$1,000.00 on or before February 17, 2026
  
3. If the Landlord fails to make any of the payments in paragraph 2, then the Landlord will start to owe interest on the outstanding balance on the day after the first missed payment. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

**February 4, 2026**  
**Date Issued**

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Pauline Brewster  
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.