



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

File Number: LTB-T-102245-25

In the matter of: B2, 2417 Hurontario street
Mississauga ON L5A 2G4

Between: BERAT GUL Tenant

And

rentpediainc Landlord

BERAT GUL (the 'Tenant') applied for an order determining that rentpediainc (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 1, 2026. The Tenant, Berat Gul, and Landlord's agent, Jane Seale attended the hearing. The Tenant did speak with Duty Counsel prior to 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:

1. The Tenant paid to the Landlord, last month rent of deposit of \$1699.00 and an additional month's rent at the time of move in.
2. The Landlord is to return to the additional month's rent to the Tenant.
3. The Tenant will pay of the balance of rent owed for the month of April in the amount of \$128.03.
4. The current lawful monthly rent is \$1,875.03 It is due on the 1st day of each month.

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$1,747.00. This amount represents:
 - \$1,699.00 for excess rent collected.
 - \$48.00 for the cost of filing the application.

2. The Landlord has applied the amount owed \$1,747.00 to the Tenant's April rent.
3. If the Landlord does not pay the Tenant the full amount owing by April 1, 2026, the Landlord will owe interest. This will be simple interest calculated from April 2, 2026, at 4.00% annually on the balance outstanding.

April 15, 2026
Date Issued

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.