



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-075168-25-HR2

In the matter of: 14, 651 FARMSTEAD DR
MILTON ON L9T7W2

Between: SONIA PURI Landlord

And

CHANNEL MIEKLE (AKA CHANNEL CHANTELL MEIKLE) Tenant

SONIA PURI (the 'Landlord') applied for an order to terminate the tenancy and evict CHANNEL MIEKLE (AKA CHANNEL CHANTELL MEIKLE) (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant, and the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord also applied for an order requiring CHANNEL MIEKLE (AKA CHANNEL CHANTELL MEIKLE) (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was resolved by order LTB-L-075168-25 issued on January 22, 2026.

On February 18, 2026, the Tenant's Representative requested a review of the order.

On February 23, 2026, interim order LTB-L-075168-25-RV-IN was issued, directing the request to a hearing.

On April 23, 2026, interim review order LTB-L-075168-25-IN2 was issued, granting the Tenant's request for review and directing the Landlord's application to a hearing *de novo*.

This application was heard by videoconference on June 3, 2026.

The Landlord, the Landlord's Legal Representative Diane Digiandomenico, the Tenant and the Tenant's Legal Representative Janet van Oordt attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant agrees to spot repair the ceiling in the bathroom on or before August 4, 2026.
3. The Tenant agrees to replace the kitchen cabinet knobs on or before August 4, 2026.
4. The Tenant agrees to move the deep freezer in the basement over two and half feet in order to meet compliance with the *Building Code*.
5. The Tenant agrees to purchase an appliance extension cord, if necessary, at her own expense.
6. The Landlord agrees to make arrangements for the removal of the basement fridge.
7. The Landlord agrees to give the Tenant 7-days notice prior to the removal of the fridge taking place.
8. The Tenant agrees to ensure that the fridge is on the main level of the rental unit when it is to be removed.
9. If the Tenant fails to comply with the conditions set out in paragraphs 1, 2, 3, 4 and 8 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
10. This consent order resolves all issues concerning the tenancy to the date of the hearing.

June 11, 2026

Date Issued

Jagger Benham

Member, 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.