



Order under Section 78(11)
Residential Tenancies Act, 2006

File Number: EAL-93433-21-SA

In the matter of: 216 PAYNE CRESCENT
AURORA ON L4G0T6

Between: Po Ling Cheng Landlord

and

Curtis Mccasey-rose Tenants
Meaghan Mccasey

Po Ling Cheng (the 'Landlord') applied for an order to terminate the tenancy and evict Meaghan Mccasey and Curtis Mccasey-rose (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants failed to meet a condition specified in the order issued by the Board on December 22, 2020 with respect to application HOL-07183-20.

The Landlord's application was resolved by order EAL-93433-21, issued on January 26, 2021. The Tenants filed a motion to set aside order EAL-93433-21.

This motion was heard in Passcode: 542 584 795# on March 8, 2021. The Landlord's representative, Bitu Di Lisi, and the Tenants' mother, Camilla Rose, representing the Tenants, attended the hearing.

Determinations:

1. At the hearing for application HOL-07183 on November 24, 2020, the Tenants owed the Landlord \$20,319.99 in arrears and costs. Since that time the Tenants have paid to \$5,000.00 plus rent. the Tenants have had employment issues due to Covid-19 but are now in a position to continue with a payment agreement. I find it fair in all the circumstances to provide the Tenants with a second chance to maintain the tenancy and pay the outstanding arrears as outlined below.

It is ordered that:

1. Order EAL-93433-21, issued on January 26, 201, is set aside.
2. Order HOL-07183-20, issued on December 22, 2020 is cancelled and replaced with the following:
3. The Tenants shall pay to the Landlord \$15,319 as follows:

- The Tenants shall pay to the Landlord \$1,000.00 on or before March 15, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before April 1, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before April 15, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before May 1, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before May 15, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before June 1, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before June 15, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before July 1, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before July 15, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before August 1, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before August 15, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before September 1, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before September 15, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before October 1, 2021.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before October 15, 2021.
 - The Tenants shall pay to the Landlord \$319.00 on or before November 1, 2021.
4. The Tenants shall pay to the Landlord the lawful rent in full and on time as it becomes due during this repayment plan.
5. In the event the Tenants fail to make the above said payment in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

A handwritten signature in blue ink, appearing to be 'Greg Joy', written over a horizontal line.

March 16, 2021
Date Issued

Greg Joy
Member, Landlord and Tenant Board

Eastern-RO
255 Albert Street, 4th Floor
Ottawa ON K1P6A9

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