



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-008683-26

In the matter of: 121 HORNCHURCH LANE
NEPEAN ON K2J0A6

Between: XIAOYING YU Landlord
YANG WANG

And

CHARLENE MACPHERSON Tenant

XIAOYING YU and YANG WANG (the 'Landlord') applied for an order to terminate the tenancy and evict CHARLENE MACPHERSON (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on July 29, 2025 with respect to application LTB-L-024044-25-SA.

A hearing was held by videoconference on February 26, 2026 to consider this application. The Landlord Xiaoying Yu, and the Tenant's representative Misty MacInnis, attended the hearing.

Determinations:

1. The Tenant was ordered to pay the ongoing water bills.
2. The Tenant failed to pay water bills on time. The Tenant had made an arrangement to pay the city in installments but did not make the payments. As a result, the Landlords paid the bills.
3. Since that time, Terry Maadarani, the father of the Tenant's daughters, has reimbursed the Landlords and created a \$1,000.00 credit on the account with the city to ensure the water bills are paid in full. Mr. Maadarani has become involved to ensure his daughters do not lose their home.
4. I find it fair in all the circumstances to preserve the tenancy and dismiss the Landlords' application.

It is ordered that:

1. The Landlords' application is dismissed.
2. Order LTB-L-024044-25-SA remains in effect.

March 3, 2026

Date Issued

Greg Joy

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.