

REVERSAL OF DESTINY

By

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**FADE IN:**

**INT. CFO OFFICE - OCTOBER 28<sup>th</sup>, 2011, 4:30 PM**

Ben Stain (CFO) sits in a leather chair behind a large desk. Lily Lu knocks on the door, and enters the office, also in the room, Alexandra Manto, Lily's supervisor. She stands next to the CFO.

**BEN**

I'm afraid I have to let you go...

He speaks with a strict face. Alexandra gloats over Lily's misfortune with a victorious smile on her face...

[FLASHBACK TO THE DAY BEFORE:

**INT. ALEXANDRA MANTO'S OFFICE - OCTOBER 27, 2011, DAY**

Alexandra calls Lily into her office, and shuts the door...

**ALEXANDRA**

It's official. Bobbie Jordan no longer works at this department. From now on, if you need help with the work, I'll lend you a hand.

**LILY**

But you hardly in the office, I often find myself taking on the workload that used to be tackled by 3 staff members. It's simply overwhelming...

**ALEXANDRA**

I'm the only back-up you have got. You can either work under me, and keep your mouth shut, or leave the company at your free will. Don't dream of getting transferred to another department. That shall never happen, as long as I'm here.

FLASHBACK ENDS]

**EXT. COMPANY'S PARKING LOT - 5:00 PM**

Lily puts a box of personal things into the trunk of her car and drives off...

**LILY (V.O.)**

That day marks the beginning of a turbulent time, a time that shall completely change the course of my life...

**DISSOLVE:**

**SUPER: REVERSAL OF DESTINY**

**INT. LILY'S APARTMENT ABOVE HUNAN CHINESE RESTAURANT - NIGHT**

Lily talks to her mother on the phone...

**LILY**

Mom, have something to tell you...  
I just lost my job...

A moment of silence on the other end of the phone...

**MOM (O.S.)**

Take care of your health...You had been working too hard. Don't worry. You will find something better...

Lily hangs up the phone. She gazes out of the bedroom window. Across the street, Halloween decorations cover a neighbor's lawn. Lily sighs downheartedly...

**INT. LILY'S APARTMENT, BEDROOM - DAY**

Lily sits in front of a computer, searching for jobs, and sending out job applications...

**INT. LILY'S APARTMENT, BEDROOM - NIGHT**

Lily checks her e-mail, no job interview notifications...

**LILY (V.O.)**

Every morning I wake up with a hope of getting a fresh start, but every day ends in disappointment.

Lily turns on TV, and watches nightly news...

**JOURNALIST**

A recent drop of unemployment rate indicates more people are finding jobs these days...

Lily shakes her head, heaves a deep sigh, and turns off TV.

**INT. LILY'S APARTMENT, BEDROOM - DAY**

Lily sits in front of a computer. She's working on a novel (a part-time hobby of hers for the past 10 years).

**LILY (V.O.)**

Only in a fantasy world, I can truly find hope and happiness...

**INT. HUNAN CHINESE RESTAURANT - DAY**

Terry Lai (Head Waitress) phones Dave Shin (landlord)...

**TERRY**

Just want to double confirm, if I help you get Lily and her mother out of the apartment upstairs, you will lend the entire building to me for the amount I proposed.

**DAVE (O.S.)**

That's my promise. Are you certain this time it will work?

**TERRY**

Of course, I have everything planned out perfectly.

**DAVE (O.S.)**

What if they want proofs?

**TERRY**

They shall have them for sure. My husband knows several legal professionals in New York City. They do this type of work all the time. Trust me. Lily and her mom can't tell the difference.

**INT. LILY'S APARTMENT - DECEMBER 30<sup>TH</sup>, 2011, LATE AFTERNOON**

A knock on the door...

**LILY**

Who is this?

**MR. YU (O.S.)**

Wang Yu, your new landlord.

Lily opens the door. A thin man, in his 50's, stands at the doorway. She recognizes him at once. He works for Dave Shin, had fixed a few things in the apartment during the years.

**MR. YU**

I just bought the building from Dave. Here is your new lease.

Lily browses through the lease, gapes at the rent amount.

**LILY**

Are you kidding me? This is a 40% increase on the monthly rent, and not includes the utilities.

**MR. YU**

Well, that's the amount you must pay. If you disagree, you may move out at the end of the month.

**LILY**

Move out? It takes time to find a suitable apartment.

**MR. YU**

Dave said you can always go back to "Greenroom". Your old apartment is still available, and you can pay him the rent you are paying now if you like.

**LILY**

That shady place with no private bathroom and no kitchen, drug addicts and homeless people go in and out at will. No thanks. You tell that to my ex-step-father. We would never return to that filthy place of his.

Yu turns around, runs down the stairs, and hastens out of the door.

**INT. YU'S CAR - DUSK**

Yu sits in his Van, and calls Dave.

**MR. YU**

I gave her the new lease. She seems very surprised. Yes, I told her that... but she said she would never go back to "Greenroom".

**DAVE (O.S.)**

You did well. You may go home now.

Yu hangs up the phone, and drives away.

**INT. LILY'S APARTMENT - NIGHT**

Lily phones her mom.

**LILY**

Mr. Yu shows up today, you know the one who works for Dave...Yes, the guy who replaced all the apartment windows a few years back. He claims he has purchased our building from Dave.

**MOM (O.S.)**

Where did he get the money? Our building isn't cheap. I remember last time someone offered Dave \$450,000. He would not sell it. He said the building worth at least half-million.

**LILY**

The problem is Yu increases our rent by 40%. The utilities are not included, and it's a yearly contract. He might raise our rent again when the contract expires. I think his ultimate goal is to kick us out of the apartment.

**MOM (O.S.)**

Could it be another trick of Dave's? He plotted so many schemes against us in the past.

**LILY**

One thing for sure, he won't quit unless his wish gets fulfilled. After all, we are the only fishes that have escaped his net. I'm curious of his next move.

**MOM (O.S.)**

Wish I can be with you...

**LILY**

How is your blood sugar? Is it under control?

**MOM (O.S.)**

The pills don't work anymore. Doctors suggest I take insulin.

**LILY**

Do whatever is necessary mom. Look after your health. That is the most important thing.

**MOM (O.S.)**

Hang in there. I will return in a few months.

**LILY**

Don't worry about me. I'll keep you posted.

**INT. LILY'S APARTMENT - NEW YEAR'S DAY**

Someone knocks on the door...

**MR. YU (O.S.)**

This is Wang Yu, your landlord. I come to collect the rent (shouts)...

Lily opens the door...

**LILY**

I need to see a paper proof of your ownership please.

**MR. YU**

What paper proof?

He looks at her muddleheaded.



**LILY**

Documentations that verify you are the rightful proprietor of this estate.

**MR. YU**

I don't have any documentation. Dave didn't give it to me.

**LILY**

You mean you don't have anything in writing that proves you are the owner of this property?

Yu's face turns red. He springs down the staircases, and bolts out of the front door without replying.

**INT. HUNAN CHINESE RESTAURANT - NIGHT**

Dave Shin (age 85) and his 5<sup>th</sup> wife Qian (age 52) hasten into the restaurant...

Terry rushes out of the kitchen to greet them.

**DAVE**

Terry, Yu just told me Lily wants to see a paper proof of ownership.

**QIAN**

You said she knows nothing about real estate matters. Now, she's questioning the legitimacy of the purchasing deal.

**TERRY**

Calm down both of you. I have already had a backup plan in place. You need not to worry a thing.

She fishes a business card out of her trousers pocket, and hands it to Dave.

**TERRY**

Call this attorney, and give him my husband's name. He will forge a set of documents for you just like the real ones.

**DAVE**

How much does his "service" gona cost me?

**TERRY**

My husband knows him well. He will give you a good discount.

**DAVE**

But you said initially the whole thing would not cost me a cent, and now I have to pay a fee for some fake papers?

Dave takes the card, frowning.

**TERRY**

You want to get rid of Lily and her mother, don't you? Then it's a small price to pay comparing to the benefits you are receiving. Come on Dave. You are a rich man. It's a mere pocket change for you.

**DAVE**

Are you sure I can trust the matter to this guy (looks at the card doubtfully)?

**TERRY**

He's the best in the business. We wouldn't introduce you to someone who is not capable of such deed...

**INT. LILY'S APARTMENT - AFTERNOON**

Heavy footsteps race up the stairs, and then, a knock on the door...

**LILY**

Who is this?

**MR. YU (O.S.)**

Mr. Yu here...and I have the paper proof you asked?

Lily opens the door. Mr. Yu dresses in dirty working clothes, stands at the doorway. He hands her a sheet of paper - "Certificate of Continued Occupancy".

**LILY**

You mean this paper proves that you are the lawful owner of this real estate?

She browses at the paper suspiciously.

**MR. YU**

Yes, Dave gave it to me. He said that's the paper you need.

Yu turns to leave. Lily calls out to him.

**LILY**

By the way, how much did you pay for the property? This building isn't cheap, must have cost you a bundle.

Mr. Yu pauses at the spot, looks at Lily vigilantly...

**LILY**

I remember last time Mr. Park offered Dave \$450,000. He would not sell it to him.

**MR. YU**

\$400,000...that number sounds right, I...I can't remember the exact price.

He blushes, fidgets about nervously.

**LILY**

That's odd. You just bought the building, and you can't recall how much you paid for it?

**MR. YU**

You ask Dave. I don't know anything.

He runs down the stairs, and springs out of the door in a hurry.

**LILY (V.O.)**

What a strange man, he didn't even mention the lease or rent, as if the matter doesn't concern him...

**INT. DAVE'S CAR - LATE MORNING**

Dave calls attorney Vincent Chen.

**DAVE**

Are you sure I'm not in any kind of danger of losing the property? This is a huge risk I'm taking. \$500,000 worth of real estate we are talking here...

**ATTORNEY CHEN (O.S.)**

Trust me Mr. Shin. The building still belongs to you. I have done this many times in the past, and never once get caught.

**DAVE**

Why do I must file the fake papers with the County Clerk Office? What if something goes wrong?

**ATTORNEY CHEN (O.S.)**

Think of it as a safety measure Mr. Shin. You said they are not easy to deal with. In case they seek out the Deed, you'll have a paper trail to back up your claim.

**EXT. BERGEN COUNTY CLERK OFFICE - JANUARY 10<sup>TH</sup>, 2012, DAY**

Dave walks into the building holding a large envelope...

**INT. LYNDHURST TAX ASSESSOR'S OFFICE - NOON**

Dave carries a package of Chinese Food, and walks into the office. Three desks set up in the room, only one is occupied.

**DAVE**

Shirley my friend, hope I'm not late.

He meanders toward a female clerk with a warm smile on his face. He places the food package on her desk.

**SHIRLEY**

Perfect timing Mr. Shin, I love your food. It's the best in town.

She stands up to greet him.

**DAVE**

All by yourself (gestures at the two empty seats across the room)?

**SHIRLEY**

They step out for lunch.

She fetches her handbag for wallet.

**SHIRLEY**

How much do I owe you?

**DAVE**

Today's order is on house my  
friend. Actually, I have a small  
favor to ask...

Shirley opens the food package, glimpses inside. Her face  
blossoms.

**SHIRLEY**

It's so generous of you Mr. Shin.  
Anything I can help you with,  
please don't hesitate...

**EXT. LYNDBURST TAX ASSESSOR'S OFFICE - NOON**

Dave saunters out of the building with a satisfied grin on  
his face.

**INT. LILY'S APARTMENT - DAY**

Lily searches internet for information on Certificate of  
Continued Occupancy, real estate purchasing transactions,  
terms and documentations...

She looks out of the bedroom window and notices Mr. Yu and  
his wife sitting in their old construction Van, eating  
snacks. For the past a few weeks, they have been fixing up  
the basement beneath the restaurant.

**LILY (V.O.)**

That's odd. If they own the  
building as Yu has proclaimed, why  
don't they eat lunch comfortably  
inside the cozy restaurant,  
instead, like third-class citizens  
chewing on a couple of cold  
sandwiches in an old dirty Van.

**INT. LILY'S APARTMENT - AFTERNOON (CHINESE NEW YEAR)**

Footsteps run up the stairs, and then, a knock on the door.

**LILY**

Who is this?

**MR. YU (O.S.)**

Your landlord Wang Yu...

Lily opens the door. Mr. Yu stands at the doorway.

**MR. YU**

Rent (holds out his right hand)...

**LILY**

I'm still waiting for the proof you promised, can't just rely on someone's words.

**MR. YU**

I gave it to you last time.

**LILY**

That's a Certificate of Continued Occupancy, not a legitimate proof of your ownership.

**MR. YU**

But that's the only paper I have got. Dave gave me nothing else (blushes).

**LILY**

Are you kidding me? This is an expensive real property we are talking here, not a small item, and you tell me you have no other documents to show that you actually own this building?

Without a word, Yu hurries down the stairs, and runs out of the front entrance.

**INT. HUNAN CHINESE RESTAURANT - AFTERNOON**

Yu hastens into the restaurant, heads straight for the kitchen. Dave is nipping on a couple of steamed dumplings. He lifts his eyes...

**DAVE**

Did you get the rent?

**MR. YU**

She said the paper is no good. She wants a real proof.

**QIAN**

What are we going to do now? We spend all that money for nothing. And worse, we can't even go up there, and collect the rent.

She nags to her husband. Meanwhile, Terry steps out of the restroom. Qian shouts at her.

**QIAN**

It's all your fault. Lily doesn't believe Mr. Yu and wants more proof. What are we going to do now?

**TERRY**

Don't blame me. Mr. Yu is not a good liar, anyone can see right through him.

**MR. YU**

Hei, you said all I need to do is show her the paper, and collect the rent. I would never get involved if I know...



**DAVE**

It's too late to stop. I have to use the documents and go all the way...

**TERRY**

What do you mean all the way? Attorney Chen said you should never use those papers in court?

**DAVE**

I paid for the full service. If I can't use them, then I have spent all that money for nothing...

**TERRY**

But those are forged papers, what if something goes wrong?

**QIAN**

You started the whole thing, and now you chicken out on us?

**TERRY**

I only told you to fool Lily and her mom with the fake papers, not actually use them publicly, especially in court...

**INT. LILY'S APARTMENT - AFTERNOON**

Lily hears loud noises coming from downstairs, plates crashing to the floor, voices shouting angrily. Then suddenly, all becomes quiet.

**INT. LILY'S APARTMENT - LATE AFTERNOON**

Lily glances out of the bedroom window, and notices Terry and her son moving boxes out of the basement into a Van. Afterwards, they drive off...

**INT. HUNAN CHINESE RESTAURANT - NIGHT**

Mr. Yu takes out several garbage cans while Dave holds the door for him. Mrs. Yu waits on a couple of customers while Qian counts daily revenue...

**LILY (V.O.)**

After that day, Terry and her son are never seen again roaming about the neighborhood. Two months pass by quietly...

**INT. LILY'S APARTMENT - A SPRING DAY**

Lily gazes out of the bedroom window. Color has returned to the earth floor. The sun shines brightly, and the cherry trees along the sidewalk are blooming.

**LILY (V.O.)**

Spring is here at last. Yu hasn't shown his face since his Chinese New Year visit, and he makes no attempt to collect the rent... A feeling tells me this might be the calm before a horrific storm... Tomorrow, mom will be back...

**INT. HUNAN CHINESE RESTAURANT - APRIL 16<sup>TH</sup>, LATE AFTERNOON**

Dave looks out of the front window and spots Lily and her mother get out of a car. They drag two large suitcases inside the apartment. He grins, and takes out his cell phone, dials a number.

**DAVE**

She's back. You can file the papers tomorrow...

**INT. LILY'S APARTMENT - DAY**

The doorbell rings. Lily answers the door. A postman stands at the doorway, and hands her a Registered Mail.

**MOM**

What is it?

Lily strolls back to the apartment, while opens the envelope.

**LILY**

It's a summons. Mr. Yu files a lawsuit against us. He wants to evict us from the apartment.

**MOM**

What if Dave sold the property for real?

**LILY**

Impossible, from what I have gathered, Yu serves merely as the front man. He's a fake landlord.

**MOM**

What are we going to do now?

**LILY**

Find the evidence. Actually, I'm glad the matter is brought to the court. That way, we can expose Dave's scheme publicly.

**INT. LILY'S APARTMENT - NIGHT**

Lily researches the matter on internet, and finds the location of Bergen County Clerk Office.

**INT. BERGEN COUNTY CLERK OFFICE, 1<sup>ST</sup> FLOOR - NOON**

Lily searches computer records. Her mom looks on anxiously. Lily prints out a copy of the Deed.

**MOM**

Is it sold?

**LILY**

According to the Deed, Dave did sell the building to Yu...

**MOM**

Mr. Yu is the real owner of the property then...

**LILY**

Something doesn't add up. If the transaction is legitimate, why not show this to me in the first place? Yu said Dave didn't give him any proof other than the Certificate of Continued Occupancy. There must be something wrong with the Deed...

**INT. BERGEN COUNTY CLERK OFFICE, 3<sup>RD</sup> FLOOR - NOON**

Lily finds Lyndhurst Tax Record Book on a shelf against the wall. She scans the pages and locates the address.

**LILY**

Look, it lists Dave and Qian as the current property taxpayers.

**MOM**

Didn't Dave sell the building last year?

**LILY**

Exactly, Yu should be the one paying the current property tax if indeed he is the owner. Something definitely smells fishy here...

**INT. BERGEN COUNTY CLERK OFFICE, 1<sup>ST</sup> FLOOR - NOON**

Lily and her mom go back to the Land/Deed Office, and show the Deed to one of the clerks working at the front desk.

**CLERK**

That's odd... The building was sold on December 19<sup>th</sup> of last year, so this year's tax book should reflect the new owner's name...

He frowns, browses thru the Deed carefully. Suddenly, his face lights up. He points at the bottom of the page.

**CLERK**

Aha, I get it. Look here... they didn't submit the Deed to this office until mid-January, so the tax record office still has the old information.

**LILY**

Wouldn't that create a problem? What if the local tax office still sends the bill to the old owner when the property is in fact owned by someone new?

**CLERK**

It happens in some cases that a Deed isn't submitted to us within the year the property is sold. But once we received the Deed, we will fax a copy to the local Tax Assessor's Office, so that they can update the information on their end...

**INT. LILY'S APARTMENT - AFTERNOON**

Lily studies each line of the Deed. Her eyes fixate on the final page, the section that indicates the real estate attorney for Mr. Yu. It has a New York City address...

Lily searches internet for Yu's Real Estate attorney Vincent Chen's law firm's phone number...

**LILY (V.O.)**

Could this be the weak link I'm  
looking for...?

She dials the law firm's phone number.

**OFFICE CLERK (O.S.)**

Vincent Chen's office, can I help  
you?

**LILY**

I have a question. I'm a New  
Jersey resident, and I find a  
commercial house in New Jersey  
that I'm interested in buying. Can  
Mr. Chen help me with the  
purchasing deal?

**OFFICE CLERK (O.S.)**

I'm sorry. We can't help you. Mr.  
Chen does not have New Jersey  
License.

**LILY**

Can anyone else in the firm assist  
me with the matter?

**OFFICE CLERK (O.S.)**

I'm afraid not. We are a New York  
based Law Firm, does not handle  
any legal matters out of the state.

Lily hangs up the phone and grins. She rushes to her mom's  
room.

**LILY**

Mom, I found it. I know how they  
fake the Deed. Yu's real estate  
attorney does not have NJ license!

**INT. BERGEN COUNTY SUPREME COURT, HALLWAY OUTSIDE A  
LANDLORD/TENANT COURTROOM - MAY 8<sup>TH</sup>, 2012, 8:45 AM**

Lily and her mother meander toward the courtroom. Mr. Yu has already arrived. He paces back and forth in the hallway, looking nervous. People start entering the courtroom. Yu speaks with a court officer at the entrance.

**MR. YU**

My attorney hasn't arrived yet.

**OFFICER**

What's the name of your attorney?

**MR. YU**

I don't know his name.

**OFFICER**

Which Law Firm does he represent?  
Do you have a business card?

**MR. YU**

No, I don't have anything.

**OFFICER**

Do you know what he looks like  
(speaks in a satirical tone)?

Yu shakes his head, stupefied...

**INT. COURTROOM - 9:00 AM**

Lily and her mom bypass them, and enter the courtroom. They take the front-row seats. Shortly, Yu walks in. He sits in the back, close to the doorway.

**LILY**

Yu doesn't seem to know anything  
about this lawyer he "hires"  
(whispers to her mom)...

**MOM**

It's obvious. Dave plots the whole thing. Yu is merely a puppet.

**COURT OFFICER**

All rise...

A male judge enters the courtroom. He gives a brief speech, and then, begins the Calendar Call. Yu peeps at the doorway from time to time. About half way thru the Calendar Call, the door opens. A man in his mid-40s, in a gray suit, carrying a black briefcase, enters the courtroom. He approaches Yu, and sits down next to him. They chat softly for a minute.

**LILY**

His attorney has just arrived.

**INT. COURTROOM - LATE MORNING**

At the end of the Calendar Call, the courtroom is near empty.

**JUDGE BECKMAN**

Case number 98: Yu vs. Song

**LILY**

Defendant's ready.

**YU**

Plaintiff is here.

**JUDGE BECKMAN**

Both parties may step outside, and discuss the matter in private...

**INT. HALLWAY OUTSIDE THE COURTROOM - LATE MORNING**

Yu & his attorney, Lily and her mom walk out of the courtroom. Yu's attorney Zunik leads the parties to a quiet corner to go over the case...



**ATTORNEY ZUNIK**

My name is OcLan Zunik. I'm the attorney for Mr. Yu, your landlord (hands Lily his business card). You do know that you owe him several months of back rent...

**LILY**

I told him at the beginning of this year that I need a hardcopy of a proof that indicates he is the real owner of the property. So far he hasn't provided me with anything that confirms his ownership.

**ATTORNEY ZUNIK**

I have brought the proof with me.

He opens his briefcase, and takes out some papers that are stapled together.

**ATTORNEY ZUNIK**

Here is a copy of the Deed. As you see, on the first page, it has the Grantor and Grantee's names, the date it was made, and a stamp from Bergen County Clerk Office.

He bypasses the rest of the sheets, and fetches another file folder.

**LILY**

Wait a minute, can I take a closer look at the Deed?

**ATTORNEY ZUNIK**

Of course (hands her the papers)... if any part you don't understand, just ask. I can explain it for you.

Lily leafs through the pages, and notices the last page (page 6) is missing. She points to the page number...

**LILY**

At the bottom of this last sheet, it prints page 5 of 6. Can you please tell me what's on page 6?

**ATTORNEY ZUNIK**

Oh that...it's nothing important, I swear, just some instructions on how to fill out the form.

**LILY**

Are you certain there is nothing else printed on that page?

**ATTORNEY ZUNIK**

You may trust me on that. I'm a legal professional. If I lie to you, I may lose my Lawyer License (laughs casually)...

**LILY**

Well, in that case...

She takes out a complete set of the Deed that she had obtained from Bergen County Clerk Office...

**LILY**

Here, I have a copy as well. Let me show you what's on page six.

She displays the final page of the Deed.

**LILY**

As you see, it's not instructions on how to fill out the form, but rather the address of Yu's Real Estate Attorney, Vincent Chen.

**ATTORNEY ZUNIK**

Guess I made a minor mistake  
(smiles awkwardly), but still, you  
have what you need, right? Now we  
have established Mr. Yu's  
ownership...

**LILY**

Just one problem sir, Yu's Real  
Estate Attorney Vincent Chen is  
not licensed in New Jersey...

**ATTORNEY ZUNIK**

Are you going to pay my client or  
not (smile fades)?

**LILY**

I said I need a proof that he  
actually owns the property...

**ATTORNEY ZUNIK**

We have nothing more to discuss  
then. The case will go before the  
judge.

He hastens away. Yu nips along, unsure of what's going on.

**INT. COURTROOM - NOON**

Both parties stand in front of Judge Beckman.

**ATTORNEY ZUNIK**

Your honor, unfortunately, we did  
not reach an agreement.

**JUDGE BECKMAN**

A trial then, how about this  
afternoon, or you prefer some  
other time (speaks to him kindly)?

**ATTORNEY ZUNIK**

I don't mind Your Honor. However, my client Mr. Yu needs a Cantonese Interpreter.

**JUDGE BECKMAN**

Alright, how does next Tuesday, 2 PM sounds? The afternoon section is less crowded.

**ATTORNEY ZUNIK**

I appreciate it Your Honor (smiles, nodding).

**EXT. COURTHOUSE PARKING LOT - AFTERNOON**

Lily and her mother walk down the parking lot. They notice Mr. Yu enters his Van and drives off. Attorney Zunik gets into another car parked nearby. Lily takes a gander at the man in the driver seat. He is Dave Shin...

**INT. DAVE'S CAR - SAME TIME**

Dave watches Lily and her mom walk pass his car. A cold grin climbs onto his lips.

**ATTORNEY ZUNIK**

Things get a little complicated. It seems they are aware of the illegitimacy of the Deed...

**DAVE**

Those two amaze me every time. Do you have a counterplan? I was told you are the best in the field.

**ATTORNEY ZUNIK**

I happen to know some people in high places. I'll do my best to help you out. It might cost you...

**DAVE**

Don't worry about money, as long  
as you get them out of my property.

Zunik opens his briefcase, takes out a large folder, and  
hands it to Dave.

**ATTORNEY ZUNIK**

These are your copy. We won't need  
them for the next court appearance.

**DAVE**

Mr. Yu hasn't seen these, has he?

**ATTORNEY ZUNIK**

I have the documents the entire  
time. He's clueless...

**DAVE**

When will the next court date be?

**ATTORNEY ZUNIK**

Next Tuesday, in the afternoon,  
you don't need to come. I shall  
take care of everything.

He gets out of the car, and walks toward another parked car  
down the lane.

**INT. LILY'S APARTMENT - NIGHT**

Lily and her mom eat dinner...

**LILY**

Can you believe it? That attorney  
lies without blinking his eyes.

**MOM**

I hope he loses his lawyer license  
over this case.

**LILY**

I wonder how the judge will rule the case. After all, this is United States, a country that is governed by law...

**INT. JUDGE BECKMAN'S COURTROOM - MAY 15<sup>TH</sup>, AFTERNOON**

The courtroom is empty, only a Clerk and two officers are present. Lily and her mom take the front row seats. A few minutes later, Yu, his attorney Zunik, and an interpreter arrive as well. Shortly, Judge Beckman enters the courtroom.

Both parties stand before the judge. Zunik presents the court with a copy of Seller's Affidavit of title.

**ATTORNEY ZUNIK**

Your Honor, the Defendants haven't been paying the rent since the beginning of this year. We are demanding the back rent, also the permission to permanently remove the defendants from the property.

**JUDGE BECKMAN**

Is that true you haven't been paying the rent (turns to the defendants)?

**LILY**

It's true, but Mr. Yu is not the real landlord, and the entire real estate deal is fabricated.

**ATTORNEY ZUNIK**

I have the Deed Your Honor. The defendants claim it's fake. However, as you see, it has been stamped and filed with Bergen County Clerk Office.

**JUDGE BECKMAN**

I rule the documents submitted by the plaintiff's attorney are legitimate (without looking at the evidence). As said, the defendants must pay the back rent in the form of Money Order before 4:30 PM today, and must keep the rent current to avoid eviction.

**ATTORNEY ZUNIK**

But Your Honor, my client wishes to evict the defendants from his property.

**JUDGE BECKMAN**

You may file for removal if the defendants fail to comply with my order, or keep up with the rent payment.

He leaves the courtroom. Lily glances at the clock on the wall. It's 3:45 PM. She ushers her mom out of the courthouse.

**INT. LILY'S CAR - AFTERNOON****MOM**

Are we really gona pay him the rent? Yu is a fake landlord...

**LILY**

I know, but we have no choice. We only have 45 minutes to make the time, can't give them a legitimate reason to evict us.

**MOM**

Isn't that peculiar? The judge didn't even look at the evidence...

Lily drives along Route 17. From time to time, she glances at the digital clock on the dashboard.

**INT. JUDGE BECKMAN'S CHAMBER - AFTERNOON**

Judge Beckman settles into a leather chair. Attorney Zunik presents him with a white envelope.

**ATTORNEY ZUNIK**

My client and I greatly appreciate your help sir.

**JUDGE BECKMAN**

It's easy as lifting a finger.

He opens the envelope, peeps inside and smiles.

**JUDGE BECKMAN**

Tell your client, once they start paying the rent to Mr. Yu regularly, he may start eviction proceeding. However, I would wait a full year just to be safe. They seem to have an idea on what's going on.

He places the envelope in his desk drawer, and locks it.

**INT. ATTORNEY ZUNIK'S CAR - AFTERNOON**

Attorney Zunik phones Dave Shin.

**ATTORNEY ZUNIK**

It's been taken care of. They are ordered to pay all the back rent... You should see the money around 4:30 this afternoon.

**DAVE (O.S.)**

Thank you Mr. Zunik, you are the best. Stop by my restaurant for dinner, my treat.



**ATTORNEY ZUNIK**

Sure, it's my pleasure doing business with you.

**DAVE (O.S.)**

By the way, when will they move out of the apartment?

**ATTORNEY ZUNIK**

About that...the judge suggests you wait a full year, until the contract is up. Then, you may increase the rent to a level that they can't afford...

**DAVE (O.S.)**

You mean the judge hasn't evicted them?

**ATTORNEY ZUNIK**

They kept insisting Yu's real estate attorney has no NJ license, and the entire deal is a sham. We don't want to push them too hard Mr. Shin. Once they accept the fact that Mr. Yu is their new landlord, we can then get rid of them properly.

**DAVE (O.S.)**

The problem is I have until the year end to transfer the title back to me. My friend at the local tax office can only help me so far.

**ATTORNEY ZUNIK**

Don't worry Mr. Shin. Give me a ring anytime if a problem arises. I will take care of it for you.

**INT. HUNAN CHINESE RESTAURANT - 4:30 PM**

Lily and her mom march into the restaurant. Dave and his 5<sup>th</sup> wife, Qian, sit at the front counter. Mr. Yu halts by the entrance way. Lily hands Yu a Bank Check. Yu turns around and gives the check to Dave. Dave takes the check, scans the amount, and smiles...

**INT. LILY'S BEDROOM - NIGHT**

Lily searches internet. Meanwhile, her mom lies on Lily's bed, brooding...

**MOM**

There is no doubt in my mind that Dave still owns this building, and he makes no attempt to cover up the fact (sits up).

**LILY**

That's because he has a team of legal professionals work for him (continues browsing).

**MOM**

You mean the judge is also in on this?

**LILY**

He makes the ruling without even looking at the evidence, and he holds no interest in our claim.

**MOM**

But he didn't evict us right away.

**LILY**

He's being careful. After all, what they are doing, or trying to cover up is against the law.

**MOM**

What are we going to do now? I'm doubtful Dave will stop here. He's been trying for years to regain the possession of the apartment.

**LILY**

If we pay Yu the monthly rent without contest, it indicates we acknowledge him as the lawful landlord. Next, he will demand us to surrender our apartment key, and then, find an excuse to kick us out.

**MOM**

Dave Shin, what a cold-blooded man, always seeks the thrill of revenge. He would do anything to procure the satisfaction, like he did to his first wife and two sons.

**LILY**

He hates us because we are slick enough to get away. He would do anything to send us back to that cage of his, and keep us there.

**MOM**

Suffern...Greenroom...that place gives me nightmares.

**LILY**

I promise you mom. We shall never go back there.

**MOM**

Just thinking of that horrible man makes me sick.

**LILY**

Perhaps this time, we gain an opportunity to cut all ties with him.

**INT. LILY'S BEDROOM - DAY**

Lily browses internet. She finds NJ State Bar Association's phone number, and makes a call.

**LILY**

Can you please confirm if an attorney is licensed in NJ? His name is Vincent Chen...

**OFFICE ASSISTANT (O.S.)**

Just a moment please (sound of typing, and follows by a moment of silence)... His name is not found in our database. He's not licensed in NJ.

**LILY**

My question is, recently, this Vincent Chen involves in a NJ real estate purchasing transaction. He serves as the buyer's attorney. Would it be illegal for him to participate in the matter?

**OFFICE ASSISTANT (O.S.)**

Certainly, you should report him to the County Prosecutor's Office.

A smile embraces Lily's lips as she hangs up the phone.

**INT. BERGEN COUNTRY COURTHOUSE, PROSECUTOR'S OFFICE - DAY**

Lily submits a complaint form through a service window. The clerk takes the complaint to an inner office. Lily returns to the seat next to her mom. They wait.

Half-an-hour later, a middle aged woman comes to the window.

**FEMALE PROSECUTOR**

I read your complaint. Your writing is very good. The subject is clearly stated. However, the matter is not something our office would handle at the present stage.

The smile on Lily's face fades away as she listens.

**FEMALE PROSECUTOR**

I suggest you file a complaint against this NYC lawyer, Vincent Chen, for practicing NJ law without a license.

**LILY**

Can I do that even though I'm not his client?

**FEMALE PROSECUTOR**

Of course, anyone can report a person for Unauthorized Practice of Law.

She shows Lily a page from a book called "*Code of Criminal Justice*".

**FEMALE PROSECUTOR**

Here is the address of Central Municipal Court, where you should file the complaint to. It's only about 2 minutes of walking distance from here.

She hands Lily a paper with the address printed on it.

**INT. CENTRAL MUNICIPAL COURT - NOON**

Lily and her mom walk up to a service window on 2<sup>nd</sup> floor.

**LILY**

I want to file a complaint against  
an unlicensed lawyer.

**CLERK**

Please have a seat. Someone will  
be with you in a minute.

The clerk phones her supervisor. A minute expands into an  
hour.

**INT. CENTRAL MUNICIPAL COURT, WAITING HALL - AFTERNOON**

A woman in her 30s, steps out of an inner office. She  
approaches Lily and her mom.

**WOMAN**

Are you here to file a complaint  
against an unlicensed attorney?

Lily nods. The woman hands her some papers.

**WOMAN**

Fill out this form. I will  
schedule a Hearing. You have to  
appear in court as the State  
Eyewitness.

**INT. LILY'S APARTMENT - AFTERNOON**

A letter arrives in the mail. It's a Subpoena to Testify. A  
probable Cause Hearing is scheduled for Oct. 30<sup>th</sup> at 3:00 PM.

**MOM**

What will happen during the  
Hearing I wonder?

**LILY**

Who knows? Though I'm curious to  
find out how American Criminal  
Court works.

**MOM**

What about next month's rent? Are we gona pay him or not?

**LILY**

Now that we're confident the whole deal is a fraud, we should stop any future payment until the matter is settled. We must send out a firm impression that never for a moment, we acknowledge Yu as our landlord.

**MOM**

Three months...wish we can do more than just waiting.

**LILY**

Perhaps there is. I shall file a complaint against Vincent Chen with NYC Bar Association.

**MOM**

Punish one of their own? I highly doubt such possibility.

**LILY**

My goal is to keep the evildoers busy and on edge.

**INT. ATTORNEY ZUNIK'S LAW OFFICE - DAY**

**VINCENT CHEN**

I just receive a subpoena in the mail. I'm in a big trouble. You have to help me.

**ATTORNEY ZUNIK**

You should be more careful...

He shuts the office door, and hands Chen a cup of coffee.

**VINCENT CHEN**

I was, but who knows those two women, especially the younger one, are so tough to deal with. She even files a complaint against me with NYC Bar Association.

**ATTORNEY ZUNIK**

Let me see what I can do (settles into a leather chair)...

**VINCENT CHEN**

If they keep up the momentum, we might all get into trouble... I'm saying this not as a threat. The fact is we are on the same boat Mr. Zunik.

**ATTORNEY ZUNIK**

Relax, I'll make some phone calls, and take care of it...

**INT. LILY'S APARTMENT - AFTERNOON**

Hasty footsteps run up the stairs. A knock on the door...

**LILY**

Who is this?

**MR. YU (O.S.)**

It's me, your landlord.

Lily opens the door. Mr. Yu dresses in chef's clothing, stands at the doorway. He holds out his right hand...

**MR. YU**

It's the first day of the month. I come to collect the rent.



**LILY**

Sorry, we can't pay rent to an impostor.

Yu looks shocked. His face turns embarrassingly red.

**MR. YU**

I'm the landlord, and the judge agrees.

**LILY**

Your real estate attorney has no NJ license. The entire purchasing deal is a sham. We are filing complaints against your attorney. Go back and tell Dave, we won't pay a dime to a fake landlord.

Without a word, Yu hurries down the stairs, and scurries out of the door.

**INT. HUNAN CHINESE RESTAURANT - AFTERNOON**

Yu rushes back to the restaurant. Dave waits for him at the entranceway...

**DAVE**

Did you get the rent?

**MR. YU**

They wouldn't give it to me. Lily insists that I'm an impostor. It seems they don't believe a word the judge said.

Dave's face clouds up. They stroll toward kitchen...

**MR. YU**

What are we going to do Mr. Shin?  
Will I get into trouble because of this?

**DAVE**

Don't worry. I shall take care of it.

**INT. ATTORNEY ZUNIK'S LAW OFFICE - LATE AFTERNOON**

**DAVE**

They again, stop paying the rent. What are we going to do? We had already gone to the court for this.

**ATTORNEY ZUNIK**

Everything is under my control Mr. Shin. This time, I will send your ex-wife and daughter packing for good.

**DAVE**

My building, will I lose it if anything goes wrong?

**ATTORNEY ZUNIK**

You are my client Mr. Shin. It's my duty to minimize your risk...

Dave fishes an envelope out of his briefcase, and hands it to Zunik. Zunik pockets the money and smiles.

**ATTORNEY ZUNIK**

I promise you Mr. Shin. Before the year end, the building will be back in your name.

**INT. LILY'S APARTMENT - AFTERNOON**

Lily opens a mail. It's from Bergen County Court House. She frowns as she browses through the letter.

**MOM**

What is it?

**LILY**

Yu is suing us for rent. Also he wants to evict us from the apartment.

**MOM**

How audacious? A criminal sues the victims for money...

**LILY**

If we can't avoid this fight, then it must be fate. For better or for worse, we will take on the battle, and give our best effort.

**INT. LILY'S APARTMENT - AFTERNOON**

Lily receives a letter from NYC Bar Association, inside is Vincent Chen's reply to her complaint. He also includes a copy of Deed, Contract, Notice of Settlement, Mortgage, Settlement Statement etc. with the letter.

**LILY**

Looks like he made a full set of bogus documents, I'm not sure whether he's stupid or brave, handing me the evidences of his crime.

**MOM**

How easily they come to us. Back in the day, you asked Yu for a paper proof of ownership. He claimed to have none. Now, Chen generously offers us a full set of documentation...

**INT. ATTORNEY ZUNIK'S LAW OFFICE - AFTERNOON**

Vincent Chen calls Zunik on his private line...

**VINCENT CHEN (O.S.)**

Are you sure giving them the full set is the right thing to do? To be honest, I haven't been sleeping well for the past several months.

**ATTORNEY ZUNIK**

It's to show them that you have nothing to hide, and I shall take care of the rest.

**VINCENT CHEN (O.S.)**

Now they have all the evidences, what if they use them against me in court?

**ATTORNEY ZUNIK**

I have many "friends" in high places. Trust me. Even if they have a truckload of documents to back up their claim, it won't make any difference. In this business, power overrules all, and they have none...

**INT. OUTSIDE JUDGE JOE ROSS'S COURTROOM - OCTOBER 11<sup>TH</sup>, DAY**

Yu and his new attorney Frankie Torra, Lily and her mom meet in the hallway for mediation session.

**ATTORNEY TORRA**

Are you going to pay my client the back rent, and then, move out of the apartment as he demanded?

**LILY**

Why should I pay rent to a fake landlord? We have evidence to prove that he's an impostor, and his real estate attorney is...

**ATTORNEY TORRA**

I'm not interested in his real estate attorney. We have nothing more to discuss then. Let's go before the judge.

He chips in impatiently, and strolls away with Yu trailing behind him.

**INT. JUDGE JOE ROSS'S COURTROOM - LATE MORNING****ATTORNEY TORRA**

Your Honor, the Defendants claim my client is a fake landlord, and they refuse to pay rent to him. However, this matter had gone before Judge Beckman back in May, and he ruled my client is the lawful owner of the Premises.

**LILY**

But we have evidence to prove...

**JUDGE ROSS**

I have read the Plaintiff's complaint, and I agree with Judge Beckman's previous ruling. The Defendants must pay Plaintiff Yu \$3000 in back rent, plus \$30 court fee...

**LILY**

Your Honor, Mr. Yu is an impostor. His real estate attorney has no New Jersey License. The whole purchasing deal is a sham. Presently, the New York City Bar Association is investigating the unlicensed lawyer for misconduct. If you give me some time, I can...

**JUDGE ROSS**

I don't care about the investigation. As a legal professional, I tell you - Mr. Yu is your landlord.

**LILY**

I'm also filing a criminal complaint against attorney Chen. The Hearing is scheduled for the end of the month.

**JUDGE ROSS**

Doesn't matter, I'm the judge in this courtroom. If I say Mr. Yu is the landlord, you have no ground to question my ruling. Pay him \$3030 in total, and I give you three months to move out of the apartment...

Yu and Attorney Torra march out of the courtroom with a victorious smile on their faces.

**INT. LILY'S CAR - AFTERNOON**

Lily drives along Route 17.

**MOM**

What had happened in there? That judge is so rude, doesn't want to listen to our cause at all.

**LILY**

It's obvious. He's dirty just like the others. It's all an act they put on to cover up the misdeed of Attorney Chen. Frankly, I'm not surprised, only disappointed that the Court System has failed us.

**INT. LILY'S APARTMENT - AFTERNOON**

A letter lies on the floor. Lily picks it up. It's from NYC Bar Association.

**MOM**

What does the letter say, any good news?

**LILY**

The case is closed...

**MOM**

Closed? But Chen admits in writing that he has no NJ License, and involves in a NJ Real Estate Purchasing deal.

**LILY**

Here it says: since Bergen County Supreme Court Judge finds no misconduct on Attorney Chen's part. The Disciplinary Committee has decided to take no further action against him.

**MOM**

What they are doing is helping an unlawful lawyer escape the punishment of law.

**LILY**

Strange, this letter was dated 10 days ago, but only mailed out the day before yesterday...

**MOM**

It seems they deliberately delay the mailing of the letter.

**LILY**

I get it. They want to make sure the judge is in line with them, so they wait until they receive the go ahead.

**MOM**

Which means the Committee is tainted as well. I can't believe this, the lawyers, the Committee, and the judges... What the world has come to? Where is justice? Where is the law?

**LILY**

Now, everything makes perfect sense. Yu has stayed quiet all these time, not asking us for rent. Meanwhile, Dave was busy bribing the Committee members, and Supreme Court Judges...

**MOM**

But a judge should be the one upholds the law, not breaks it?

**LILY**

Judges are human beings. They don't possess higher morals than the rest of us. Too much power can turn some of them into heartless monsters. As their authorities grow, they become public hazard, ambitious, evil, yet untouchable.

**MOM**

That's why the Committee withheld their response - to coordinate with Judge Ross's Ruling...



**LILY**

They want to make sure we receive the letter today. No wonder Judge Ross said in court that he doesn't care about the Committee's investigation, because there are none to begin with.

**MOM**

Are we going to let Attorney Chen slip away unpunished?

**LILY**

Of course not, I will write to the Committee, and demand them to reconsider their decision.

**INT. POSTAL OFFICE - OCTOBER 24<sup>TH</sup>, DAY**

Lily mails out a legal size envelope that's addressed to NYC Bar Association (Disciplinary Committee).

**MOM**

Something doesn't add up. It's been 4 days since Yu's courtroom win. He hasn't asked us for rent.

**LILY**

And Judge Ross didn't even give us a deadline on when the rent must be paid... Let's go to the courthouse and find out more.

**INT. BERGEN COUNTY COURTHOUSE, CLERK OFFICE - AFTERNOON**

Lily gives the case # to a clerk at the Information Window.

**CLERK**

The Judge's Decision hasn't been entered into the system yet.

**LILY**

Can you please check if a Warrant of Removal has been issued?

**CLERK**

No, the Plaintiff hasn't filed for Warrant of Removal.

**LILY**

Which means we are still allowed to stay at our apartment?

**CLERK**

Yes, until the judge issues a Warrant of Removal that is.

**EXT. BERGEN COUNTY COURTHOUSE, PARKING LOT - AFTERNOON**

**MOM**

I have a bad feeling about this.

**LILY**

They are definitely planning on something. We need to seek free legal advice on the matter.

**INT. LEGAL AID OFFICE - MORNING**

Lily presents a Legal Aid Assistant with a set of court documents and evidences.

**LILY**

The heart of the issue is not that we don't want to pay the rent, but we can't pay it to an impostor. Yu's Real Estate Attorney admits in writing that he doesn't have NJ License. Still, two judges side with the Plaintiff without considering our evidence.

**ASSISTANT**

I understand your plight. However, if you stop paying the rent, you will be evicted for sure.

**LILY**

What shall I do? We don't want to pay rent to a fake landlord, but those judges force us to comply.

**ASSISTANT**

There is another way. You may ask the judge to pay rent through the Court System, and not directly to the Plaintiff. The landlord has to prove his identity with the state in order to get the money. Have you received a Warrant of Removal?

**LILY**

Not yet.

**ASSISTANT**

I suggest when you do get it, file an Order to Show Cause with the court, and bring the money order with you. As long as you pay the rent, they won't have an excuse to remove you from the apartment.

**INT. LILY'S CAR - AFTERNOON**

Lily drives along Route 17, heading home...

**LILY**

It's crucial that we must win the criminal case. If Yu's Real Estate Attorney is found guilty, then the entire Landlord/Tenant's case will be overturned.

**MOM**

What if Municipal Court Judge  
takes their side just like the  
others?

**LILY**

That's what I'm afraid of. Who can  
we trust in a courtroom? We may  
find out about that soon enough.

**INT. LILY'S APARTMENT - OCTOBER 30<sup>TH</sup>, MORNING**

TV is on, reporting Hurricane Sandy strikes Tri-State area.

Lily glances out of the bedroom window. Wind howls. Rain  
comes down hard. Shortly, electricity goes out in the  
entire neighborhood.

Lily phones the courthouse. A recording message announces  
all courthouses in Bergen County shut down due to weather  
related emergency. All cases will be rescheduled...

**EXT. LOCAL STREETS - NOVEMBER 8<sup>TH</sup>, MORNING**

Lily and her mom stroll about the neighborhood. Everywhere  
they look, trees topple, and electric wires litter the  
street. The entire area seems like a war zone.

Lily and her mom meander back to their apartment. They  
notice "a Warrant of Removal" sticking to the front door.

**MOM**

What does it say?

**LILY**

Yu wants us to move out of the  
apartment by November 15<sup>th</sup>.

**INT. BERGEN COUNTY COURTHOUSE - 11:00 AM**

Lily and her mom arrive at the courthouse, and file "Order  
to Show Cause" with the Clerk Office. They sit on a bench  
and wait for a judge to receive them.

**INT. COURTHOUSE, ROOM 414 - 3:00 PM**

A female assistant leads Lily and her mom to Judge Ross's courtroom. 30 minutes later, Judge Ross walks in.

**JUDGE ROSS**

I order the Defendants to show cause before this court on the 15<sup>th</sup> day of November, 2012, at 9 am. They shall remain at the Premises until further order. The Defendants have to give a copy of this order to the landlord before 4:30 PM today.

After his announcement, Judge Ross gives his order to a Court Officer and leaves the room. The entire time, he makes no eye contact with Lily and her mom.

**INT. JUDGE ROSS'S CHAMBER - 3:55 PM**

Judge Ross phones Attorney Zunik.

**JUDGE ROSS**

It's all been taken care of. Tell your client, they will be out of the apartment by November 15<sup>th</sup>.

**INT. HUNAN CHINESE RESTAURANT - 4:30 PM**

Lily hands Yu a copy of Judge Ross's "Order to Show Cause" notice, and then marches out of the door.

**INT. BANK - DAY**

Lily purchases a Money Order that covers the back rent and court fee.

**INT. JUDGE ROSS'S COURTROOM - NOVEMBER 15<sup>TH</sup>, 9:00 AM**

Yu & his Attorney Torra take seats by the exit door. Lily and her mom occupy the front row. Judge Ross enters the court room. Before the Calendar Call, he signals Yu, Torra, Lily and her mom to step forth.

**JUDGE ROSS**

As I stated in the previous court session, Mr. Wang Yu, the Plaintiff, is your landlord. He has the right to collect the rent.

**LILY**

Your Honor, I'm here to show court that Yu is an impostor...

**JUDGE ROSS**

I haven't finished yet. If you interrupt me one more time young lady, I shall throw you out of my courtroom for contempt.

Lily shuts her mouth and waits for her turn.

**JUDGE ROSS**

The Plaintiff presents to the court a Landlord's Certification (holds up a paper). After viewing the evidence, there is no doubt in my mind that he is the legitimate owner of the property you currently reside. If you don't pay him the rent right now, you have to move out of the apartment today. Do you have the money with you?

**LILY**

This is an Order to Show Cause Hearing Your Honor. We have the documents to prove Mr. Yu is a fake landlord...

**JUDGE ROSS**

I don't care about your evidence. Have you brought the money?

**LILY**

Central Municipal Court is also investigating Yu's Real Estate Attorney, Vincent Chen, for practicing NJ law without license...

**JUDGE ROSS**

Again, I don't care about Municipal Court, or any other investigation in that matter.

**ATTORNEY TORRA**

Your Honor, we have gone through this many times already. I don't know why we are still discussing the matter...

**JUDGE ROSS**

I understand how you feel. It's tiresome for me as well.

**LILY**

Your Honor, I have Yu's real estate attorney's confession here (holds up the documents in her hand). He admits...

**JUDGE ROSS**

I don't want to hear it, and I don't need to see anything. I'm asking you one last time - Do you have the rent with you or not?

**LILY**

I have the money right here (raises the Money Order in her hand).

**JUDGE ROSS**

Really (lifts his eyebrow)... I want to see it (signals to the Court Officer). If it's one dime short of the full amount, you will be evicted from the Premises today, get it?

The Court Officer passes the Money Order to Judge Ross. He checks the amount carefully.

**LILY**

I'm sure it's more than enough Your Honor.

**JUDGE ROSS**

Alright, for the record, the Defendant has brought the rent plus the court fee in full.

He returns the Money Order to Lily.

**LILY**

And I wish to pay this money into the Court Registry. I'd rather give the rent to the State of NJ than to see it in the hands of a criminal.

Everyone's eyes fixate on Lily. In a courtroom full of people (over 200), not a sound can be heard.

**JUDGE ROSS**

Alright, I grant the Defendants 2 months of Hardship Stay as requested.

**LILY**

But we have never asked for a Hardship Stay...



**ATTORNEY TORRA**

We demand the court to remove the Defendants from the Premises at once Your Honor.

**JUDGE ROSS**

I know, I know. Believe me, I want them out as much as you do, but we have to follow the procedure. Just wait 2 months, and you will get your wish.

**LILY**

May I speak Your Honor?

**JUDGE ROSS**

No, you may not speak. The Defendants must pay the Plaintiff December 2012 and January 2013 rent on the 5<sup>th</sup> of each month. A Hardship Review will be held on January 25<sup>th</sup> 2013 at 9:00 am in this courtroom. That's all.

**LILY**

But Your Honor...

**JUDGE ROSS**

I have heard enough of you today. Goodbye.

The Court Officer escorts Lily and her mom out of the room.

**INT. COURTHOUSE, FINANCIAL OFFICE - MORNING**

Lily hands the Money Order to a clerk by the service window.

**MOM**

What has just happened in there?  
Why does he grant us Hardship Stay?

**LILY**

They are determined to silence us,  
and evict us from our apartment.  
We have 2 months to find a  
solution, or we may lose our home  
of 18 years for real.

**INT. LILY'S APARTMENT - NOON**

Lily and her mom return to the apartment and notice a  
letter on the floor. It's from Central Municipal Court.

**MOM**

What does the letter say?

**LILY**

The Probable Cause Hearing has  
been rescheduled to November 27<sup>th</sup>,  
at 1:30 PM.

**MOM**

Too bad, if we had the Hearing on  
October 30<sup>th</sup> as originally planned,  
we might not meet the iniquity  
today.

**LILY**

I'm not so sure about that. I used  
to have faith in the American Law.  
I used to think judges in this  
country have high morals. They do  
things fairly. After what we've  
been through, I have no confidence  
in the court system anymore.

**MOM**

This is a criminal case. We are  
helping the State of New Jersey  
catch an offender. They should  
thank us, and give us a reward.

**LILY**

So far, from what we have seen and experienced, wealth and authority overrule integrity. Whether or not the criminal court should be any different, we have to wait and find out.

**MOM**

This is our last hope to get justice (face clouds up).

**LILY**

I'll do all I can to protect you and our home (hugs her).

**INT. CENTRAL MUNICIPAL COURT - NOVEMBER 27<sup>TH</sup>, 1:30 PM**

In a huge, crowded noisy courtroom, an Asian man dresses in a gray suit, wearing a full-length gray weather coat, takes a seat by the entrance way. He scans about nervously.

**LILY**

I bet that man is Vincent Chen, Yu's real estate attorney (whispers to her mom).

**MOM**

He looks like a cornered rat. Well, if he can't do the time, he should not have committed the crime.

A middle-aged judge, short, chubby, with shoulder-length dark curly hair, enters the courtroom. Lily recognizes him right away.

**LILY**

What a small world, I know that judge. He taught me Business Law in college.

**MOM**

Was he any good?

[FLASHBACK:

13 YEARS BEFORE...

**INT. CLASSROOM - DAY**

Professor Lewis Denice sits on a table amongst the students.

**LEWIS DENICE**

Who can tell me what a corporation  
is (speaks with loud booming  
voice)?

Silence...

**LEWIS DENICE**

Let me rephrase. Can anyone give  
me the definition of a Business  
Entity?

Still silence...

**LEWIS DENICE**

Well, a corporation is an  
organization that legally performs  
illegal activities in the  
boundaries of the law.

**LILY**

Will that make the establishment  
unlawful?

**LEWIS DENICE**

If you are stupid enough to get  
caught that is...

Students burst into laughter...

FLASHBACK ENDS]