



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-095380-25

In the matter of: 29, 147 FAIRWAY RD. N.
KITCHENER ON N2A 2N4

Between: Mara Investments Inc. Landlord

and

Michael Kowalski Tenants
Heather Kowalski

Mara Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Kowalski and Heather Kowalski (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 21, 2026.

The Landlord's representative, Peter Miller, and the Tenant, Michael Kowalski, attended the hearing.

1. The Landlord advised the Board that prior to the hearing the Tenants paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending January 31, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

January 30, 2026
Date Issued

Adeela Alvez
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.