



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

**Citation:** MetCap Living Management Inc. v Jusenovski, 2026 ONLTB 3711

**Date:** 2026-01-12

**File Number:** LTB-L-089951-25

**In the matter of:** 211, 440 RATHBURN RD  
ETOBICOKE ON M9C3S7

**Between:** MetCap Living Management Inc.

Landlord

**And**

Victor Vllaznim Jusenovski  
Loretta Toma

Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Victor Vllaznim Jusenovski and Loretta Toma (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 6, 2026.

The Landlord's representative, Phylicia Thomas, and the Tenant, Loretta Toma, attended the hearing.

1. The Landlord advised the LTB that prior to the hearing the Tenant 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 Tenant based upon arrears of rent is discontinued.
3. As a result of this order, the LTB's file will be closed.

**January 12, 2026**  
**Date Issued**

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Vanessa Davies  
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.