



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RPP

Introduction

This hearing dealt with an application by E.L., acting on behalf of A.A.'s estate, for an order compelling the landlord to return the tenant's property. Both parties participated in the conference call hearing.

Issue to be Decided

Does E.L. have legal authority to make a claim on behalf of A.A.'s estate?

Background and Evidence

The parties agreed that A.A. passed away in December 2011. E.L. testified that A.A. died intestate and stated that she has not been appointed as the administrator of his estate.

Analysis

In order to make a claim on behalf of A.A.'s estate, E.L. must have the legal authority to do so. As E.L. has acknowledged that she has not been granted this authority, I find that she does not have standing to make a claim on A.A.'s behalf and I dismiss the claim with leave to reapply.

Conclusion

The claim is dismissed with leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: February 20, 2012

Residential Tenancy Branch