

Death of a tenant

If a tenant dies...

The executor or administrator of their estate becomes responsible for their tenancy. This includes paying the rent or other debt or damages owing to the landlord.

Landlord obligations

The landlord continues to be bound by their obligations under the tenancy agreement.

No access to the unit or removal of personal items should be granted until arrangements are made with the executor or administrator, or an order is granted from the Residential Tenancies Office.

Ending the tenancy

The executor or administrator may ask the landlord to agree to end the tenancy. Otherwise, they could ask the landlord to assign or sublet the tenancy

Depending on the type of tenancy, they may be able to serve a one-month notice to end tenancy to the landlord.

If the tenant (in this case, the executor or administrator) does not pay rent in full when it is due, **the landlord** may end the tenancy for non-payment of rent.

Next steps

If the landlord has not heard from the executor or administrator, they may want to try contacting the tenant's emergency contact, a lawyer or the Public Guardian and Trustee office.

For questions about estate administration, please contact the Public Guardian and Trustee at 667-5366 or publicguardianandtrustee@yukon.ca

or

The Yukon Public Legal Education Association (YPLEA) at 668-5297 or lawyer@yplea.com

For more information about the Residential Landlord and Tenant Act, contact the Residential Tenancies Office at 667-5944 or rto@yukon.ca