

COEUR D'ALENE, IDAHO, SEPTEMBER 18, 2024, AT 11:10 A.M.

IN THE SUPREME COURT OF THE STATE OF IDAHO

**STREAMLINE BUILDERS, LLC, an Idaho)
limited liability company; RICHARD)
SWOBODA,)**

Docket No. 50953-2023

Third Party Plaintiffs-Respondents,)

v.)

STEVEN CHASE, an individual,)

Third Party Defendant-Appellant.)

**_____)
AUDREY CHASE, an unmarried woman,)**

Plaintiff-Counterdefendant,)

v.)

**STREAMLINE BUILDERS, LLC, an Idaho)
limited liability company; RICHARD)
SWOBODA, GREG WASHINGTON, PHEBE)
WASHINGTON, WINDERMERE/COEUR)
D'ALENE REALTY, INC., an Idaho)
corporation,)**

Defendants-Counterclaimants,)

and)

**JANE DOE SWOBODA, SCOTT SKOLRUD,)
JESSICA SKOLRUD, TITLEONE)
CORPORATION, an Idaho corporation;)
LAND TITLE AND ESCROW, INC., an)
Idaho corporation; VISTA REAL ESTATE)
CORPORATION, a California corporation;)
and DOES 1-10,)**

Defendants.)

**_____)
STREAMLINE BUILDERS, LLC, an Idaho)
limited liability company; and RICHARD)
SWOBODA,)**

)
Plaintiffs,)
)
v.)
)
STEVEN CHASE, an individual,)
)
Defendant.)
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JONATHON D. HALLIN, successor trustee)
under the Deed of Trust, dated May 18, 2018,)
as instrument no. 2643971000,)
)
Plaintiff,)
)
v.)
)
AUDREY CHASE, an unmarried woman; and)
STREAMLINE BUILDERS, LLC, an Idaho)
limited liability company,)
)
Defendants.)
<hr/>)
AUDREY CHASE, an unmarried woman,)
)
Plaintiff,)
)
v.)
)
STEFAN SMITH, DONALD R. SMOCK, JR.)
and JENNIFER SMOCK, husband and wife,)
)
Defendants.)
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Appeal from the District Court of the First Judicial District of the State of Idaho, Kootenai County. Barry McHugh, District Judge.

Stoel Rives LLP, Boise; and Bristol George, Coeur d’Alene, for Appellant Steven Chase.

Lake City Law Group, PLLC, Coeur d’Alene, for Respondents Streamline Builders, LLC and Richard Swoboda.

This appeal arises from a failed real estate transaction and concerns the denial of a motion for directed verdict on a claim for intentional interference with prospective economic advantage. Audrey Chase contracted with Streamline Builders, LLC, owned by Richard Swoboda, for the construction and purchase of a home. Audrey's son, Steven Chase, accompanied her to various meetings regarding the transaction and engaged in communications with Swoboda and realtors.

The parties never closed on the purchase of the home. Streamline and Swoboda brought a claim against Steven for intentional interference with prospective economic advantage. A jury trial was held, and Steven moved for a directed verdict. The district court denied the motion on the claim for intentional interference with prospective economic advantage and allowed the claim to be submitted to the jury. The jury returned a verdict in favor of Streamline and Swoboda on the intentional interference with prospective economic advantage claim.

On appeal, Steven argues that the district court erred in denying his motion for directed verdict. He argues that he cannot be liable on the claim because he was acting as his mother's agent and thus was not a stranger to the agreement. Streamline and Swoboda contend that this defense was not preserved for appeal and that Steven did not establish that he was at all times Audrey's agent.