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KEVIN STOCK
COUNTY CLERK
NO: 20-2-05933-7

**STATE OF WASHINGTON
PIERCE COUNTY SUPERIOR COURT**

STATE OF WASHINGTON,

Plaintiff,

v.

JRK RESIDENTIAL GROUP, INC., dba
JRK PROPERTY HOLDINGS, dba THE
BOULDERS AT PUGET SOUND, dba
CARROLL'S CREEK LANDING
TOWNHOMES, dba TRILLIUM
HEIGHTS LUXURY APARTMENT
HOMES, dba SILVERDALE RIDGE
APARTMENTS,

Defendant.

NO.

COMPLAINT

I. INTRODUCTION

1.1 This action arises out of conduct by JRK Residential Group, Inc., dba JRK Property Holdings, dba The Boulders at Puget Sound, dba Carroll's Creek Landing Townhomes, dba Trillium Heights Luxury Apartment Homes, dba Silverdale Ridge Apartments (JRK Residential) in violation of Emergency Proclamation 20-19, the Moratorium on Evictions issued by Governor Jay Inslee as necessary to help preserve and maintain life, health, property or the public peace during the coronavirus disease 2019 (COVID-19) pandemic. JRK Residential has further engaged in unfair or deceptive business practices in violation of the Consumer Protection

1 Act, RCW 19.86. The State brings this action to enforce the Governor's Emergency
2 Proclamation, prevent and remedy violations of the Consumer Protection Act, and vindicate the
3 public interest.

4 **II. JURISDICTION AND VENUE**

5 2.1 The State brings this action to enforce Governor Inslee's Emergency
6 Proclamation 20-19 issued pursuant to RCW 43.06.220(1)(h), and the Consumer Protection
7 Act's prohibition of unfair or deceptive acts or practices in the conduct of any trade or commerce,
8 RCW 19.86.020. The Court has jurisdiction under these statutes as well as RCW 2.08.010 and
9 RCW 7.24.010.

10 2.2 Venue is proper in Pierce County pursuant to RCW 4.12.020 and RCW 4.12.025.

11 **III. PARTIES**

12 3.1 Plaintiff is the State of Washington.

13 3.2 The Attorney General is authorized to commence this action pursuant to
14 RCW 43.10.030(1) and RCW 19.86.080(1).

15 3.3 Defendant JRK Residential is a for-profit real estate investment firm that owns,
16 manages, leases, and/or redevelops properties throughout the United States, including at least
17 four properties in Washington, including The Boulders at Puget Sound in Pierce County. JRK
18 engages in trade or commerce as defined in RCW 19.86.010(2).

19 **IV. ALLEGATIONS**

20 4.1 On February 29, 2020, Governor Inslee issued Emergency Proclamation 20-05,
21 proclaiming a State of Emergency for all counties throughout Washington State as a result of the
22 COVID-19 outbreak in the United States and confirmed person-to-person spread of COVID-19
23 in Washington State. A copy of Emergency Proclamation 20-05 is attached as Exhibit 1.

24 4.2 On March 18, 2020, Governor Inslee issued Emergency Proclamation 20-19,
25 titled "Evictions," to help preserve and maintain life, health, property or the public peace by
26 prohibiting certain residential evictions and related actions statewide until April 17, 2020.

1 Actions prohibited under Emergency Proclamation 20-19 include serving fourteen-day notices
2 to pay or vacate pursuant to RCW 59.12.030(3). A copy of Emergency Proclamation 20-19 is
3 attached as Exhibit 2.

4 4.3 On March 23, 2020, Governor Inslee issued Emergency Proclamation 20-25,
5 titled “Stay Home - Stay Healthy,” to help preserve and maintain life, health, property or the
6 public peace by, inter alia, prohibiting all people in Washington State from leaving their homes
7 except to conduct or participate in essential activities or engage in employment in essential
8 services until April 6, 2020. A copy of Emergency Proclamation 20-25 is attached as Exhibit 3.

9 4.4 On April 2, 2020, Governor Inslee issued Emergency Proclamation 20-25.1, titled
10 “Extending Stay Home - Stay Healthy,” amending Emergency Proclamation 20-25 to extend all
11 of its provisions and the expiration date therein through May 4, 2020. A copy of Emergency
12 Proclamation 20-25.1 is attached as Exhibit 4.

13 4.5 At all times relevant to this complaint, Emergency Proclamations 20-05, 20-19,
14 20-25, and 20-25.1 were in effect, and had each received a significant level of news coverage in
15 every county in Washington, including Pierce, Kitsap, and Snohomish Counties where JRK
16 Residential does business.

17 4.6 JRK Residential is a Nevada-based for-profit corporation with its principal place
18 of business in Los Angeles. JRK Residential is a real estate investment firm that purchases and
19 manages residential properties. According to its website, JRK Residential “acquires properties
20 . . . of any vintage that are . . . expected to produce sustainable, growing streams of cash flow.”
21 JRK Residential states its goal is to provide “distinctive apartment living” to its customers. JRK
22 Residential boasts that its “approximately \$6 billion of investment capital is dedicated to a
23 portfolio spanning 20 states with over 32,000 multifamily units.”

24 4.7 JRK Residential operates at least four residential housing properties in
25 Washington: The Boulders at Puget Sound (2602 Westridge Avenue, Tacoma, WA 98466) (“The
26 Boulders”); Carroll’s Creek Landing Townhomes (18111 25th Avenue NE, Marysville, WA

98271) (“Carroll’s Creek”); Trillium Heights Luxury Apartment Homes (12240 Daphne Lane NW, Silverdale, WA 98383) (“Trillium Heights”); and Silverdale Ridge Apartments (1415 NW Santa Fe Lane, Silverdale, WA 98383) (“Silverdale Ridge”).

4.8 The Boulders is a multi-building, courtyard-style apartment complex in Tacoma with approximately 713 one, two, and three bedroom apartments. The Boulders currently advertises units for rent between \$1195 and \$1849 per month. The complex advertises “the best apartment living Tacoma has to offer,” including on-site management with a “48-hour maintenance commitment.”

4.9 Carroll’s Creek is a townhome development in Marysville with approximately 290 two, three, and four bedroom townhomes. Carroll’s Creek currently advertises townhomes for rent between \$1665 and \$2185 per month. The complex advertises “beautiful grounds and comfortable rooms [that] give you plenty of space to breathe easy,” including a “48-hour maintenance guarantee.”

4.10 Trillium Heights is a multi-building apartment complex in Silverdale with approximately 224 one, two, and three bedroom apartments. Trillium Heights currently advertises units for rent between \$1500 and \$2319 per month. The complex advertises that its apartments “make the perfect place to call home with our outstanding services,” including on-site management and “dedicated staff [that] provides outstanding service so you love where you live!”

4.11 Silverdale Ridge is a multi-building apartment complex in Silverdale with approximately 239 studio, one, two, and three bedroom apartments. Silverdale Ridge currently advertises units for rent between \$1399 and \$2157 per month. The complex advertises that “our residents are our top priority” and includes on-site management.

4.12 On or about April 9, 2020—despite Emergency Proclamation 20-19’s prohibition against doing so—JRK Residential issued Notices to Pay or Vacate to at least fourteen residents of The Boulders who allegedly owed unpaid rent. Residents discovered the hard copy notices at

1 their front doors. While a cover letter indicated that “Boulders management” was aware of the
2 ““no-evictions’ law,” the notice nevertheless instructed residents to pay all rents due within
3 fourteen days or be “subject to eviction as provided by law.” The Notice to Pay or Vacate further
4 states that it is “unconditional,” and threatens that, in the event the residents fail to “surrender
5 the premises,” they will “be guilty of unlawful detainer and subject to eviction.” A copy of a
6 Notice to Pay or Vacate and cover letter is attached as Exhibit 5.¹

7 4.13 In addition to violating the express terms of Emergency Proclamation 20-19 by
8 issuing Notices to Pay or Vacate to residents of The Boulders, JRK Residential also engaged in
9 a campaign to unfairly and deceptively pressure residents to pay April rent by sending numerous
10 threatening emails and notices, sometimes multiple times per day, and repeatedly calling
11 residents who had not paid in full. While the clear purpose and intent of Emergency Proclamation
12 20-19 was to protect residents unable to pay their rent in this time of crisis, pandemic, and
13 economic difficulty, JRK Residential has instead used the circumstances to prey upon its
14 residents by unfairly, deceptively, and aggressively ratcheting up its usual rent collection
15 practices to secure payment, including by demanding residents’ unemployment benefits and
16 COVID-19 federal economic stimulus checks, and threatening their credit and ability to find
17 alternate housing after the pandemic is over.

18 4.14 Since at least April 1, 2020, JRK Residential has posted notices, sent emails,
19 and/or called residents at its properties to remind them that April rent was due and attempt to
20 collect payment. According to the residents’ rental agreements, rent is considered late after the
21 third day of the month, resulting in the assessment of a significant late fee. At the Boulders, for
22 example, the late fee is \$150 plus \$10 for each additional day the rent is late. At Carroll’s Creek,
23 the late fee is \$250. Although JRK Residential would regularly send an email on approximately
24 the 30th or 31st, reminding residents that rent is due at the beginning of the month, JRK
25

26 ¹ Personally identifying and sensitive information has been redacted from Exhibits attached hereto.

1 Residential's numerous emails, letters, and/or calls at the beginning of April 2020 represented a
2 marked increase in such communications.

3 4.15 For example, on April 1, 2020, JRK Residential sent emails to residents
4 reminding them that "Rent is Due today." "If rent is paid after 11:59 PM on the 3rd then you
5 will be considered late and corresponding lease late fees will be applied to your account." The
6 April 1 email nowhere mentions Emergency Proclamation 20-19. A copy of the April 1 email is
7 attached as Exhibit 6.

8 4.16 On April 2, 2020, JRK Residential sent emails to residents transmitting notices
9 "**strongly encourag[ing] everyone to pay your rent promptly**" in bold. While acknowledging
10 the "unprecedented" "challenges of a global pandemic," "difficult times," state of "crisis," and
11 lay-offs, the notices effectively lay claim to federal unemployment and stimulus aid package
12 monies that residents may receive from the federal government related to COVID-19,
13 threatening that: "These cash payments are being sent to you directly so that everyone can
14 continue to pay for necessities such as rent and avoid running behind on these essential bills,
15 which can hurt your credit and create serious financial problems for you in the future." Yet, the
16 notice failed to acknowledge that some residents would not qualify to receive the benefits, and
17 that no such benefits had been distributed at the time of the April 2 notice. The notice went on
18 to urge that, "[f]or any residents diagnosed with COVID-19, or those who have lost their jobs
19 because of COVID-19, and are not able to pay on time despite the financial relief initiatives
20 described above, please reach out to our office" to "discuss payment options." The April 2 notice
21 nowhere mentions Emergency Proclamation 20-19. A copy of the April 2 email and notice is
22 attached as Exhibit 7.

23 4.17 On April 3, 2020, residents received at least two emails reminding them, in the
24 morning, that it was the "last day to pay rent" and, later in the day, that it was the "final hours to
25 pay rent." This latter email demanded: "If your rent has not been paid yet please do so asap."
26 JRK Residential further highlighted text stating that: "you have until 11:59 PM tonight to pay

1 rent or it WILL be LATE” and, in additional bold, “**we will not waive any late fees.**” The April
2 3 emails nowhere mention Emergency Proclamation 20-19. A copy of the April 3 emails are
3 attached as Exhibits 8 and 9.

4 4.18 The day before issuing the Notices to Pay or Vacate to certain residents, JRK
5 Residential left notices at those residents’ doors, reminding them again that “rent was due on the
6 first” and “your account still has a balance of” so much. One such notice stated that “93% of
7 your fellow residents paid their rent which is allowing me and our team to continue to keep your
8 apartments safe, clean, and comfortable.” The notice then told residents who owed outstanding
9 rent: “As we go through this troubling time together, we all need to do our part to support each
10 other. By paying your rent, you allow us to keep maintaining our property and allow us the
11 flexibility to help those truly in need.” The notice then urged them, if unable to pay their April
12 rent due to COVID-19-related reasons, to contact property management “ASAP.” Then, JRK
13 Residential again informed the residents that the federal government recently enacted a stimulus
14 bill and that monthly unemployment insurance payments increased, but still failed to
15 acknowledge that no resident had received such benefits and some residents will not qualify to
16 receive the benefits. Nowhere in the notice does JRK Residential mention Emergency
17 Proclamation 20-19 that prohibits evictions for non-payment of rent. Instead, JRK Residential
18 told residents that, “no state is allowing rent abatement or rent forgiveness.” JRK Residential’s
19 notice closed with a statement that a payment plan is necessary “so you don’t have a financial
20 hardship down the road.” A copy of an April 8 notice is attached as Exhibit 10.

21 4.19 On April 9 and April 10, 2020, JRK Residential sent yet another email to its
22 residents. One such email attached a notice stating that 93 percent of residents had paid their
23 April rent, but for those who had not, JRK Residential made clear: “[R]ental forgiveness is not
24 an option.” The notice again urged residents unable to pay their April rent to contact property
25 management about a payment plan “immediately.” JRK Residential again referred to the federal
26 stimulus bill and increased unemployment insurance payment, repeating its prior admonishment:

1 “These cash payments are being sent to you directly so that everyone can continue to pay for
2 necessities such as rent.” JRK Residential’s notice concluded by threatening that failing to
3 contact property management about repayment would “ultimately ruin your credit.” A copy of
4 the April 9 and 10 emails and notices are attached as Exhibits 11, 12 and 13.

5 4.20 Residents at JRK Residential’s Washington properties also report receiving
6 phone calls and voicemail messages—in some case, multiple times per day—further reminding
7 them that April rent was due and seeking to collect. One resident reports that property managers
8 went so far as to contact her employer. The resident happens to answer the phones for her
9 employer and received the call from JRK Residential’s staff demanding to speak to her boss.
10 When she declined to transfer the call, telling the property management staff person who did not
11 identify himself that this was a personal matter, he hung up on her. Other residents report
12 receiving phone calls asking them whether they have received their stimulus checks yet.

13 4.21 After receiving numerous complaints regarding JRK Residential’s conduct, the
14 Attorney General of Washington sent the company a letter on April 13, 2020, requesting that it
15 immediately rescind the Notices to Pay or Vacate; notify all residents that Emergency
16 Proclamation 20-19 prohibits such notices during the COVID-19 state of emergency and that
17 JRK Residential would comply; and provide the Attorney General’s office with copies of all
18 such notices.

19 4.22 Instead, on April 15, 2020, JRK Residential sent yet another notice to its
20 residents. This time, the notice indicated that “over 97%” of residents at The Boulders and
21 Carroll’s Creek, and “over 98%” of residents at Silverdale Ridge, had paid April rent. For at
22 least the third time, JRK Residential referred to the federal stimulus bill and noted that “everyone
23 would have ample cash to pay necessities like rent,” this time advising residents that they should
24 check their bank accounts “regularly” because the federal government began sending stimulus
25 checks beginning “this past Saturday.” And, again, JRK Residential requested the remaining
26 residents who had not paid their full April rent to contact property management so they can

1 “make sure that none of our residents fall behind in their payments during this critical time and
2 ultimately jeopardize their credit.” A copy of the April 15 notices to residents of The Boulders,
3 Carroll’s Creek, and Silverdale Ridge are attached as Exhibits 14, 15, and 16.

4 4.23 Only later that day did JRK Residential issue “rescission” letters to some of its
5 residents at The Boulders who received unlawful Notices to Pay or Vacate. No rescission letter
6 was sent to Carroll’s Creek, Trillium Heights, or Silverdale Ridge residents. In the April 15,
7 2020, letter, and despite purporting to rescind the eviction threat, JRK Residential again
8 reminded residents that Emergency Proclamation 20-19 “does not absolve you of the legal
9 obligation to pay rent and does not invalidate any other provisions of your lease (including the
10 assessment of late fees and the obligation to pay utilities and other charges).” JRK Residential
11 again requested that residents contact them to “discuss a plan that addresses your particular
12 situation.” A copy of the April 15 “rescission” notice is attached as Exhibit 17.

13 4.24 JRK Residential’s repeated suggestion that residents could enter into a payment
14 plan “ASAP” or “immediately,” appears to be a false one. Several residents seeking to set up
15 payment plans attempted to contact property management, but were either unable to reach any
16 person by phone or e-mail, or told that the property manager was unavailable.

17 4.25 JRK Residential’s conduct immediately impacted Washington residents in ways
18 that Emergency Proclamation 20-19 was explicitly meant to prevent. Among the residents whom
19 JRK Residential has repeatedly harassed for payment of April rent are residents who lost jobs as
20 a result of COVID-19. For example, one resident was laid off from her job at a children’s
21 birthday company about a month ago. Another resident who lives with two roommates reports
22 that two of the three people in her apartment lost their jobs as a result of COVID-19—she was a
23 line cook and her roommate worked at a casino. She and her girlfriend have children and are
24 very worried about becoming homeless. They had to scrape together every penny they had to
25 pay April rent.
26

1 4.26 Another resident who worked for an aerospace manufacturer was furloughed and
2 then laid off due to COVID-19, so she was only able to make a partial rent payment in April.
3 Even after advising JRK Residential of her situation, she received multiple phone calls asking
4 her if she has received her stimulus check. These calls were upsetting and communicated to her
5 that JRK Residential does not care about its residents' financial circumstances but is just out for
6 the money.

7 4.27 Yet another resident who was laid off due to COVID-19, and has no income, is a
8 single mom of three due to domestic violence and does not receive child support. Although she
9 applied for unemployment, like thousands of other Washingtonians, she has not yet received any
10 unemployment benefits. Not only did she not have money for rent and other bills, but she does
11 not have money for formula, diapers, and baby wipes, for which necessities she must prioritize
12 any federal stimulus assistance. Multiple notices regarding the rent were attached to her door,
13 making her feel singled out and embarrassed due her precarious financial situation. Even after
14 providing JRK Residential with a doctor's note indicating that she likely has COVID-19 and
15 needs to stay home and quarantine, she reports being treated rudely and with arrogance, and was
16 still called and asked if she had received her stimulus check. Ultimately, this single parent had
17 to borrow money from her own mother to make a payment so the harassing communications
18 would stop and she could focus on her health and her family.

19 4.28 Residents report high levels of stress and anxiety as a result of JRK Residential's
20 repeated harassment and rent collection attempts. They report real concerns about becoming
21 homeless if evicted. One resident even called 211 to ask what would happen if her family were
22 to become homeless. Another resident has stated that she considered "being homeless this
23 summer and putting up a tent . . . because it would be warm enough to live outside."

24 4.29 JRK Residential's unlawful conduct is harming its residents and must be stopped.
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1 7.2 Unfair or deceptive acts or practices in the course of any trade or commerce are
2 unlawful under the Consumer Protection Act. RCW 19.86.020.

3 7.3 JRK Residential committed unfair or deceptive acts and practices in the conduct
4 of trade or commerce by engaging in tactics designed to pressure tenants to pay rent that were
5 unreasonable, misleading, misrepresented residents' rights, and were unfair in light of the
6 ongoing public health and economic emergency.

7 7.4 JRK Residential's actions are not reasonable in relation to the development or
8 preservation of business and are inconsistent with the public interest.

9 **IX. PRAYER FOR RELIEF**

10 WHEREFORE, Plaintiff State of Washington prays that the Court:

11 8.1 Adjudge and decree that JRK Residential has engaged in the conduct complained
12 of herein.

13 8.2 Adjudge and decree that JRK Residential's conduct violates Emergency
14 Proclamation 20-19, and the Consumer Protection Act, RCW 19.86.020.

15 8.3 Issue a permanent injunction enjoining and restraining JRK Residential, and its
16 representatives, successors, assigns, officers, agents, servants, employees, and all other persons
17 acting or claiming to act for, on behalf of, or in active concert or participation with JRK
18 Residential, from engaging in the unlawful conduct complained of herein.

19 8.4 Impose a civil penalty of up to \$2,000 for each violation of the Consumer
20 Protection Act pursuant to RCW 19.86.140.

21 8.5 Enter such orders or judgments pursuant to RCW 19.86.080(2) as it deems
22 appropriate to provide for equitable relief to Washington residents as a result of the conduct
23 complained of, including, but not limited to, restitution.

24 8.6 Make such orders pursuant to RCW 19.86.080 to provide the State recovery from
25 JRK Residential for the cost of this action, including reasonable attorneys' fees.

26 8.7 Award such other relief as the Court may deem just and proper.

1 DATED this 20th day of April, 2020.

2
3 ROBERT W. FERGUSON
Attorney General

4
5 s/ Marsha Chien
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Exhibit 1



STATE OF WASHINGTON
OFFICE OF THE GOVERNOR

P.O. Box 40002 • Olympia, Washington 98504-0002 • (360) 902-4111 • www.governor.wa.gov

PROCLAMATION BY THE GOVERNOR

20-05

WHEREAS, On January 21, 2020, the Washington State Department of Health confirmed the first case of the novel coronavirus (COVID-19) in the United States in Snohomish County, Washington, and local health departments and the Washington State Department of Health have since that time worked to identify, contact, and test others in Washington State potentially exposed to COVID-19 in coordination with the United States Centers for Disease Control and Prevention (CDC); and

WHEREAS, COVID-19, a respiratory disease that can result in serious illness or death, is caused by the SARS-CoV-2 virus, which is a new strain of coronavirus that had not been previously identified in humans and can easily spread from person to person; and

WHEREAS, The CDC identifies the potential public health threat posed by COVID-19 both globally and in the United States as “high”, and has advised that person-to-person spread of COVID-19 will continue to occur globally, including within the United States; and

WHEREAS, On January 31, 2020, the United States Department of Health and Human Services Secretary Alex Azar declared a public health emergency for COVID-19, beginning on January 27, 2020; and

WHEREAS, The CDC currently indicates there are 85,688 confirmed cases of COVID-19 worldwide with 66 of those cases in the United States, and the Washington State Department of Health has now confirmed localized person-to-person spread of COVID-19 in Washington State, significantly increasing the risk of exposure and infection to Washington State’s general public and creating an extreme public health risk that may spread quickly; and

WHEREAS, The Washington State Department of Health has instituted a Public Health Incident Management Team to manage the public health aspects of the incident; and

WHEREAS, The Washington State Military Department, State Emergency Operations Center, is coordinating resources across state government to support the Department of Health and local officials in alleviating the impacts to people, property, and infrastructure, and is assessing the magnitude and long-term effects of the incident with the Washington State Department of Health; and

WHEREAS, The worldwide outbreak of COVID-19 and the effects of its extreme risk of person-to-person transmission throughout the United States and Washington State significantly impacts the life and health of our people, as well as the economy of Washington State, and is a public disaster that affects life, health, property or the public peace.

NOW, THEREFORE, I, Jay Inslee, Governor of the state of Washington, as a result of the above-noted situation, and under Chapters 38.08, 38.52 and 43.06 RCW, do hereby proclaim that a State of Emergency exists in all counties in the state of Washington, and direct the plans and procedures of the Washington State Comprehensive Emergency Management Plan be implemented. State agencies and departments are directed to utilize state resources and to do everything reasonably possible to assist affected political subdivisions in an effort to respond to and recover from the outbreak.

As a result of this event, I also hereby order into active state service the organized militia of Washington State to include the National Guard and the State Guard, or such part thereof as may be necessary in the opinion of The Adjutant General to address the circumstances described above, to perform such duties as directed by competent authority of the Washington State Military Department in addressing the outbreak. Additionally, I direct the Washington State Department of Health, the Washington State Military Department Emergency Management Division, and other agencies to identify and provide appropriate personnel for conducting necessary and ongoing incident related assessments.

Signed and sealed with the official seal of the state of Washington this 29th day of February, A.D., Two Thousand and Twenty at Olympia, Washington.

By:

/s/
Jay Inslee, Governor

BY THE GOVERNOR:

/s/
Secretary of State

Exhibit 2



STATE OF WASHINGTON
OFFICE OF THE GOVERNOR

P.O. Box 40002 • Olympia, Washington 98504-0002 • (360) 902-4111 • www.governor.wa.gov

**PROCLAMATION BY THE GOVERNOR
AMENDING PROCLAMATION 20-05**

**20-19
Evictions**

WHEREAS, on February 29, 2020, I issued Proclamation 20-05, proclaiming a State of Emergency for all counties throughout Washington State as a result of the coronavirus disease 2019 (COVID-19) outbreak in the United States and confirmed person-to-person spread of COVID-19 in Washington State; and

WHEREAS, as a result of the continued worldwide spread of COVID-19, its significant progression in Washington State, and the high risk it poses to our most vulnerable populations, I have subsequently issued amendatory Proclamations 20-06, 20-07, 20-08, 20-09, 20-10, 20-11, 20-12, 20-13, 20-14, 20-15, 20-16, 20-17, and 20-18, exercising my emergency powers under RCW 43.06.220 by prohibiting certain activities and waiving and suspending specified laws and regulations; and

WHEREAS, the COVID-19 disease, caused by a virus that spreads easily from person to person which may result in serious illness or death and has been classified by the World Health Organization as a worldwide pandemic, continues to broadly spread throughout Washington State; and

WHEREAS, the COVID-19 pandemic is expected to cause a sustained global economic slowdown, which is anticipated to cause an economic downturn throughout Washington State with layoffs and reduced work hours for a significant percentage of our workforce due to substantial reductions in business activity impacting our commercial sectors that support our state's economic vitality, including severe impacts to the large number of small businesses that make Washington State's economy thrive; and

WHEREAS, many in our workforce expect to be impacted by these layoffs and substantially reduced work hours are anticipated to suffer economic hardship that will disproportionately affect low and moderate income workers resulting in lost wages and potentially the inability to pay for basic household expenses, including rent; and

WHEREAS, the inability to pay rent by these members of our workforce increases the likelihood of eviction from their homes, increasing the life, health, and safety risks to a significant percentage of our people from the COVID-19 pandemic; and

WHEREAS, under RCW 59.12 (Unlawful Detainer) and RCW 59.18 (Residential Landlord Tenant Act) tenants seeking to avoid default judgment in eviction hearings need to appear in court in order to avoid losing substantial rights to assert defenses or access legal and economic assistance; and

WHEREAS, the Washington State Legislature has established a housing assistance program in Chapter 43.185 RCW pursuant to its findings in RCW 43.185.010 "that it is in the public interest to establish a continuously renewable resource known as the housing trust fund and housing assistance program to assist low and very low-income citizens in meeting their basic housing needs"; and

WHEREAS, a temporary moratorium on evictions throughout Washington State at this time will help reduce economic hardship and related life, health, and safety risks to those members of our workforce impacted by layoffs and substantially reduced work hours or who are otherwise unable to pay rent as a result of the COVID-19 pandemic; and

WHEREAS, the worldwide COVID-19 pandemic and its progression in Washington State continue to threaten the life and health of our people as well as the economy of Washington State, and remain a public disaster affecting life, health, property or the public peace; and

WHEREAS, the Washington State Department of Health (DOH) continues to maintain a Public Health Incident Management Team in coordination with the State Emergency Operations Center and other supporting state agencies to manage the public health aspects of the incident; and

WHEREAS, the Washington State Military Department Emergency Management Division, through the State Emergency Operations Center, continues coordinating resources across state government to support the DOH and local health officials in alleviating the impacts to people, property, and infrastructure, and continues coordinating with the DOH in assessing the impacts and long-term effects of the incident on Washington State and its people.

NOW, THEREFORE, I, Jay Inslee, Governor of the state of Washington, as a result of the above-noted situation, and under Chapters 38.08, 38.52 and 43.06 RCW, do hereby proclaim that a state of emergency continues to exist in all counties of Washington State, that Proclamations 20-05 and all amendments thereto remain in effect, and that Proclamation 20-05 is amended to temporarily prohibit residential evictions statewide until April 17, 2020, as provide herein.

I again direct that the plans and procedures of the Washington State Comprehensive Emergency Management Plan be implemented throughout State government. State agencies and departments are directed to continue utilizing state resources and doing everything reasonably possible to support implementation of the Washington State Comprehensive Emergency Management Plan and to assist affected political subdivisions in an effort to respond to and recover from the COVID-19 pandemic.

I continue to order into active state service the organized militia of Washington State to include the National Guard and the State Guard, or such part thereof as may be necessary in the opinion of The Adjutant General to address the circumstances described above, to perform such duties as directed by competent authority of the Washington State Military Department in addressing the outbreak. Additionally, I continue to direct the DOH, the Washington State Military Department Emergency Management Division, and other agencies to identify and provide appropriate personnel for conducting necessary and ongoing incident related assessments.

ACCORDINGLY, based on the above noted situation and under the provisions of RCW 43.06.220(1)(h), and to help preserve and maintain life, health, property or the public peace, effective immediately and until April 17, 2020, I hereby prohibit the following activities related to residential evictions by all residential landlords operating residential rental property in Washington State:

1. Residential landlords are prohibited from serving a notice of unlawful detainer for default payment of rent related to such property under RCW 59.12.030(3).
2. Residential landlords are prohibited from issuing a 20-day notice for unlawful detainer related to such property under RCW 59.12.030(2), unless the landlord attaches an affidavit attesting that the action is believed necessary to ensure the health and safety of the tenant or other individuals.

3. Residential landlords are prohibited from initiating judicial action seeking a writ of restitution involving a dwelling unit if the alleged basis for the writ is the failure of the tenant or tenants to timely pay rent. This prohibition includes, but is not limited to, an action under Chapters 59.12 or RCW 59.18 RCW.
4. Local law enforcement is prohibited from serving or otherwise acting on eviction orders that are issued solely for default payment of rent related to such property. Nothing in this Proclamation is intended to prohibit local law enforcement from acting on orders of eviction issued for other reasons, including but not limited to waste, nuisance or commission of a crime on the premises.

Terminology used in these prohibitions shall have the meaning attributed in Chapter 59.18 RCW.

Violators of this order may be subject to criminal penalties pursuant to RCW 43.06.220(5).

Signed and sealed with the official seal of the state of Washington on this 18th day of March, A.D., Two Thousand and Twenty at Olympia, Washington.

By:

/s/
Jay Inslee, Governor

BY THE GOVERNOR:

/s/
Secretary of State

Exhibit 3



STATE OF WASHINGTON
OFFICE OF THE GOVERNOR

P.O. Box 40002 • Olympia, Washington 98504-0002 • (360) 902-4111 • www.governor.wa.gov

**PROCLAMATION BY THE GOVERNOR
AMENDING PROCLAMATION 20-05**

20-25

STAY HOME – STAY HEALTHY

WHEREAS, on February 29, 2020, I issued Proclamation 20-05, proclaiming a State of Emergency for all counties throughout the state of Washington as a result of the coronavirus disease 2019 (COVID-19) outbreak in the United States and confirmed person-to-person spread of COVID-19 in Washington State; and

WHEREAS, as a result of the continued worldwide spread of COVID-19, its significant progression in Washington State, and the high risk it poses to our most vulnerable populations, I have subsequently issued amendatory Proclamations 20-06, 20-07, 20-08, 20-09, 20-10, 20-11, 20-12, 20-13, 20-14, 20-15, 20-16, 20-17, 20-18, 20-19, 20-20, 20-21, 20-22, 20-23, and 20-24, exercising my emergency powers under RCW 43.06.220 by prohibiting certain activities and waiving and suspending specified laws and regulations; and

WHEREAS, the COVID-19 disease, caused by a virus that spreads easily from person to person which may result in serious illness or death and has been classified by the World Health Organization as a worldwide pandemic, has broadly spread throughout Washington State, significantly increasing the threat of serious associated health risks statewide; and

WHEREAS, there are currently at least 2,221 cases of COVID-19 in Washington State and, tragically, 110 deaths of Washingtonians associated with COVID-19; and

WHEREAS, models predict that many hospitals in Washington State will reach capacity or become overwhelmed with COVID-19 patients within the next several weeks unless we substantially slow down the spread of COVID-19 throughout the state; and

WHEREAS, hospitalizations for COVID-19 like illnesses are significantly elevated in all adults, and a sharply increasing trend in COVID-19 like illness hospitalizations has been observed for the past three (3) weeks; and

WHEREAS, the worldwide COVID-19 pandemic and its progression in Washington State continues to threaten the life and health of our people as well as the economy of Washington State, and remains a public disaster affecting life, health, property or the public peace; and

WHEREAS, the Washington State Department of Health continues to maintain a Public Health Incident Management Team in coordination with the State Emergency Operations Center and other supporting state agencies to manage the public health aspects of the incident; and

WHEREAS, the Washington State Military Department Emergency Management Division, through the State Emergency Operations Center, continues coordinating resources across state government to support the Department of Health and local health officials in alleviating the impacts to people, property, and infrastructure, and continues coordinating with the Department of Health in assessing the impacts and long-term effects of the incident on Washington State and its people.

NOW, THEREFORE, I, Jay Inslee, Governor of the state of Washington, as a result of the above-noted situation, and under Chapters 38.08, 38.52 and 43.06 RCW, do hereby proclaim: that a State of Emergency continues to exist in all counties of Washington State; that Proclamation 20-05 and all amendments thereto remain in effect as otherwise amended; and that Proclamations 20-05, 20-07, 20-11, 20-13, and 20-14 are amended and superseded by this Proclamation to impose a Stay Home – Stay Healthy Order throughout Washington State by prohibiting all people in Washington State from leaving their homes or participating in social, spiritual and recreational gatherings of any kind regardless of the number of participants, and all non-essential businesses in Washington State from conducting business, within the limitations provided herein.

I again direct that the plans and procedures of the Washington State Comprehensive Emergency Management Plan be implemented throughout state government. State agencies and departments are directed to continue utilizing state resources and doing everything reasonably possible to support implementation of the Washington State Comprehensive Emergency Management Plan and to assist affected political subdivisions in an effort to respond to and recover from the COVID-19 pandemic.

I continue to order into active state service the organized militia of Washington State to include the National Guard and the State Guard, or such part thereof as may be necessary in the opinion of The Adjutant General to address the circumstances described above, to perform such duties as directed by competent authority of the Washington State Military Department in addressing the outbreak. Additionally, I continue to direct the Department of Health, the Washington State Military Department Emergency Management Division, and other agencies to identify and provide appropriate personnel for conducting necessary and ongoing incident related assessments.

FURTHERMORE, based on the above situation and under the provisions of RCW 43.06.220(1)(h), to help preserve and maintain life, health, property or the public peace, and to implement the Stay Home—Stay Healthy Order described above, I hereby impose the following necessary restrictions on participation by all people in Washington State by prohibiting each of the following activities by all people and businesses throughout

Washington State, which prohibitions shall remain in effect until midnight on April 6, 2020, unless extended beyond that date:

1. **All people in Washington State shall immediately cease leaving their home or place of residence except: (1) to conduct or participate in essential activities, and/or (2) for employment in essential business services.** This prohibition shall remain in effect until midnight on April 6, 2020, unless extended beyond that date.

To implement this mandate, I hereby order that all people in Washington State are immediately prohibited from leaving their home or place of residence except to conduct or participate in (1) essential activities, and/or (2) employment in providing essential business services:

- a. **Essential activities** permitted under this Proclamation are limited to the following:
 - 1) **Obtaining necessary supplies and services** for family or household members and pets, such as groceries, food and supplies for household consumption and use, supplies and equipment needed to work from home, and products necessary to maintain safety, sanitation and essential maintenance of the home or residence.
 - 2) **Engaging in activities essential for the health and safety** of family, household members and pets, including things such as seeking medical or behavioral health or emergency services and obtaining medical supplies or medication.
 - 3) **Caring for** a family member, friend, or pet in another household or residence, and to transport a family member, friend or their pet for essential health and safety activities, and to obtain necessary supplies and services.
 - 4) **Engaging in outdoor exercise activities**, such as walking, hiking, running or biking, but only if appropriate social distancing practices are used.
- b. **Employment in essential business services** means an essential employee performing work for an essential business as identified in the “[Essential Critical Infrastructure Workers](#)” list, or carrying out minimum basic operations (as defined in Section 3(d) of this Order) for a non-essential business.
- c. **This prohibition shall not apply to** individuals whose homes or residences are unsafe or become unsafe, such as victims of domestic violence. These individuals are permitted and urged to leave their homes or residences and stay at a safe alternate location.
- d. **This prohibition also shall not apply to** individuals experiencing homelessness, but they are urged to obtain shelter, and governmental and other entities are strongly encouraged to make such shelter available as soon as possible and to the maximum extent practicable.

- e. For purposes of this Proclamation, homes or residences include hotels, motels, shared rental units, shelters, and similar facilities.
- 2. **All people in Washington State shall immediately cease participating in all public and private gatherings and multi-person activities for social, spiritual and recreational purposes, regardless of the number of people involved, except as specifically identified herein.** Such activity includes, but is not limited to, community, civic, public, leisure, faith-based, or sporting events; parades; concerts; festivals; conventions; fundraisers; and similar activities. This prohibition also applies to planned wedding and funeral events. This prohibition shall remain in effect until midnight on April 6, 2020, unless extended beyond that date.

To implement this mandate, I hereby order that all people in Washington State are immediately prohibited from participating in public and private gatherings of any number of people for social, spiritual and recreational purposes. **This prohibition shall not apply to** activities and gatherings solely including those people who are part of a single household or residential living unit.

- 3. **Effective midnight on March 25, 2020, all non-essential businesses in Washington State shall cease operations except for performing basic minimum operations. All essential businesses are encouraged to remain open and maintain operations, but must establish and implement social distancing and sanitation measures established by the United States Department of Labor or the Washington State Department of Health Guidelines.** This prohibition shall remain in effect until midnight on April 8, 2020, unless extended beyond that date.

To implement this mandate, I hereby order that, effective midnight on March 25, 2020, all non-essential businesses in Washington State are prohibited from conducting all activities and operations except minimum basic operations.

- a. **Non-essential businesses** are strongly encouraged to immediately cease operations other than performance of basic minimum operations, but must do so no later than midnight on March 25, 2020.
- b. **Essential businesses** are prohibited from operating under this Proclamation unless they establish and implement social distancing and sanitation measures established by the United States Department of Labor's Guidance on Preparing Workplaces for COVID-19 at <https://www.osha.gov/Publications/OSHA3990.pdf> and the Washington State Department of Health Workplace and Employer Resources & Recommendations at <https://www.doh.wa.gov/Coronavirus/workplace>.
- c. **This prohibition does not apply to** businesses consisting exclusively of employees or contractors performing business activities at their home or residence, and who do not engage in in-person contact with clients.

- d. For purposes of this Proclamation, minimum basic operations are the minimum activities necessary to maintain the value of the business' inventory, preserve the condition of the business' physical plant and equipment, ensure security, process payroll and employee benefits, facilitate employees of the business being able to continue to work remotely from their residences, and related functions.

This Proclamation shall not be construed to prohibit working from home, operating a single owner business with no in-person, on-site public interaction, or restaurants and food services providing delivery or take-away services, so long as proper social distancing and sanitation measures are established and implemented.

No business pass or credentialing program applies to any activities or operations under this Proclamation.

Violators of this of this order may be subject to criminal penalties pursuant to RCW 43.06.220(5).

Signed and sealed with the official seal of the state of Washington on this 23rd day of March, A.D., Two Thousand and Twenty at Olympia, Washington.

By:

/s/
Jay Inslee, Governor

BY THE GOVERNOR:

/s/
Secretary of State

Exhibit 4



**PROCLAMATION BY THE GOVERNOR
AMENDING PROCLAMATIONS 20-05 AND 20-25**

**20-25.1
EXTENDING STAY HOME – STAY HEALTHY
TO MAY 4, 2020**

WHEREAS, on February 29, 2020, I issued Proclamation 20-05, proclaiming a State of Emergency for all counties throughout Washington state as a result of the coronavirus disease 2019 (COVID-19) outbreak in the United States and confirmed person-to-person spread of COVID-19 in Washington State; and

WHEREAS, as a result of the continued worldwide spread of COVID-19, its significant progression in Washington State, and the high risk it poses to our most vulnerable populations, I have subsequently issued amendatory Proclamations 20-06, 20-07, 20-08, 20-09, 20-10, 20-11, 20-12, 20-13, 20-14, 20-15, 20-16, 20-17, 20-18, 20-19, 20-20, 20-21, 20-22, 20-23, 20-24, 20-25, 20-26, 20-27, 20-28, 20-29, 20-30, 20-31, 20-32, 20-33, 20-34, 20-35, 20-36, 20-37, 20-38, and 20-39, exercising my emergency powers under RCW 43.06.220 by prohibiting certain activities and waiving and suspending specified laws and regulations, including issuance of Proclamation 20-25, Stay Home – Stay Healthy, prohibiting all people in Washington State from leaving their homes or participating in social, spiritual and recreational gatherings of any kind regardless of the number of participants, and all non-essential businesses in Washington State from conducting business, within the limitations therein; and

WHEREAS, the COVID-19 disease, caused by a virus that spreads easily from person to person which may result in serious illness or death and has been classified by the World Health Organization as a worldwide pandemic, has broadly spread throughout Washington State and is a significant health risk to all of our people, especially members of our most vulnerable populations; and

WHEREAS, since Proclamation 20-25 was issued on March 23, the number of confirmed cases and deaths in Washington State has more than doubled, and there are currently at least 5,984 cases of COVID-19 in Washington State with 247 associated deaths; and, furthermore, models predict that many hospitals in Washington State will reach capacity or become overwhelmed with COVID-19 patients within the next few weeks unless we significantly slow its spread throughout the state; and

WHEREAS, hospitalizations for COVID-like illnesses have been sharply increasing for the past month, and a large surge in the number of serious COVID-19 infections will compromise the ability of our health care system to deliver necessary health care services; and

WHEREAS, these conditions necessitate that to protect the health and safety of all Washingtonians, the stringent restrictions imposed on the people of Washington State in Proclamation 20-25 must be continued until May 4, 2020; and

WHEREAS, the worldwide COVID-19 pandemic and its progression in Washington State continues to threaten the life and health of our people as well as the economy of Washington State, and remains a public disaster affecting life, health, property or the public peace; and

WHEREAS, the Washington State Department of Health continues to maintain a Public Health Incident Management Team in coordination with the State Emergency Operations Center and other supporting state agencies to manage the public health aspects of the incident; and

WHEREAS, the Washington State Military Department Emergency Management Division, through the State Emergency Operations Center, continues coordinating resources across state government to support the Department of Health and local health officials in alleviating the impacts to people, property, and infrastructure, and continues coordinating with the Department of Health in assessing the impacts and long-term effects of the incident on Washington State and its people.

NOW, THEREFORE, I, Jay Inslee, Governor of the state of Washington, as a result of the above-noted situation, and under Chapters 38.08, 38.52 and 43.06 RCW, do hereby proclaim and order that a State of Emergency continues to exist in all counties of Washington State, that Proclamation 20-05 and all amendments thereto remain in effect as otherwise amended, and that, to help preserve and maintain life, health, property or the public peace pursuant to RCW 43.06.220(1)(h), Proclamation 20-25 (Stay Home – Stay Healthy) is amended to extend all of its provisions and each expiration date therein to 11:59 PM on May 4, 2020. All other provisions of Proclamation 20-25 shall remain in full force and effect.

I again direct that the plans and procedures of the Washington State Comprehensive Emergency Management Plan be implemented throughout state government. State agencies and departments are directed to continue utilizing state resources and doing everything reasonably possible to support implementation of the Washington State Comprehensive Emergency Management Plan and to assist affected political subdivisions in an effort to respond to and recover from the COVID-19 pandemic.

I continue to order into active state service the organized militia of Washington State to include the National Guard and the State Guard, or such part thereof as may be necessary in the opinion of The Adjutant General to address the circumstances described above, to perform such duties as directed by competent authority of the Washington State Military Department in addressing the outbreak. Additionally, I continue to direct the Department of Health, the Washington State Military Department Emergency Management Division, and other agencies to identify and provide appropriate personnel for conducting necessary and ongoing incident related assessments.

All persons are again reminded that no business pass or credentialing program or requirement applies to any activities or operations under this Proclamation.

Violators of this of this order may be subject to criminal penalties pursuant to RCW 43.06.220(5).

Signed and sealed with the official seal of the state of Washington on this 2nd day of April, A.D., Two Thousand and Twenty at Olympia, Washington.

By:

/s/
Jay Inslee, Governor

BY THE GOVERNOR:

/s/
Secretary of State

Exhibit 5

The Boulders

AT PUGET SOUND

4/09/2020

Dear residents,

We are aware of the 'no-evictions' law that has been put in place regarding COVID-19.

We ask that you please contact our office to set up a payment plan!

Thank you,

Boulders Management

IF YOU HAVE ALREADY PAID, PLEASE PROVIDE PROOF OF PAYMENT SUCH
AS A TRANSIT NUMBER FROM YOUR BANKING INSTITUTION.

The Boulders at Puget Sound
FOURTEEN DAY NOTICE TO PAY RENT OR VACATE

To: [REDACTED]
[REDACTED]

YOU AND EACH OF YOU are hereby notified and informed that the rent for the period ending **Apr 2020** for certain premises as set forth above, which you hold as tenant under a lease or rental agreement is now due and payable in the sum of

Balances Due: CARPORTS
 GLOBAL FEE
 MASTER METERED
 NEW CARPET
 PEST CONTROL
 RENTAL INCOME
 TRASH
 UBI FEE
 UTILITY BILLING

[REDACTED]

[REDACTED]

AND YOU ARE HEREBY NOTIFIED and required to pay the same to the undersigned named below, within fourteen (14) days in the form of certified funds (Personal checks will not be accepted) from the date of service of this notice upon you, or in the alternative, to vacate and surrender the premises.

IN THE EVENT OF YOUR FAILURE to surrender the premises within the stipulated period, you will be guilty of unlawful detainer and subject to eviction as provided by law.

This notice to vacate is unconditional; however, if you wish to discuss possible reinstatement of your right to continue living in the dwelling, and learn about how enrolling in our rent budgeting program, NPS Rent Assurance, can help you stay on time for future rent payments and avoid additional late fees, please contact us. If you complete enrollment in NPS and satisfy the unpaid sums listed above by 4/9/2020 date, the late fee assessed for this month will be waived as a one-time only courtesy.

TOTAL RENT DUE: (Amount can include previous period balances if owed)

[REDACTED]

Owner: The Boulders
2602 Westridge Ave, W
Tacoma, WA 98466

Agent: The Boulders
2602 Westridge Ave, W
Tacoma, WA 98466

Exhibit 6

From: [REDACTED]
To: [Marquez, Patricio A \(ATG\)](#)
Subject: Fwd: Rent Is Due Today!
Date: Wednesday, April 15, 2020 3:57:19 PM

----- Forwarded message -----

From: The Boulders at Puget Sound <boulderasst@jrk.com>
Date: Wed, Apr 1, 2020 at 9:03 AM
Subject: Rent Is Due Today!
To: [REDACTED]

Hello Boulders Residents,

Rent is Due today - you have from today through the 3rd at 11:59 PM to pay rent either in office or online. Please remember we don't accept cash or money orders. If rent is paid after 11:59 PM on the 3rd then you will be considered late and corresponding lease late fees will be applied to your account.

Please contact the Boulders office if you have any questions.

Best,

Boulders Management
Our mailing address is:

The Boulders at Puget Sound
2602 Westridge Avenue
Tacoma, WA 98466

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Exhibit 7

From: [REDACTED]
To: [Marquez, Patricio A \(ATG\)](#)
Subject: Fw: April Rent
Date: Thursday, April 16, 2020 2:16:20 PM
Attachments: [29275189_20200402065728.pdf](#)

----- Forwarded Message -----

From: The Boulders at Puget Sound <boulderasst@jrk.com>
To: [REDACTED]
Sent: Thursday, April 2, 2020, 06:02:14 PM PDT
Subject: RE: April Rent

Hello Boulders Residents!

Please see the attached letter from our corporate office regarding rent for this month. Hopefully this will answers all your questions.

Enjoy your night, and stay safe.

Sincerely,

Boulders Management

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Our mailing address is:

The Boulders at Puget Sound
2602 Westridge Avenue
Tacoma, WA 98466

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Dear Valued Resident,

We are writing to you during unprecedented times as our country faces the challenges of a global pandemic.

First and foremost, we hope everyone is staying safe and want to reaffirm our commitment to support you and your families during these difficult times. During periods of time like this crisis the concept of community becomes very important to all of us - in a sense we become responsible for each other. Our team takes seriously the responsibility of providing a safe and welcoming refuge to all of our residents. We have increased the frequency of cleaning and disinfecting of common areas. We would ask that all residents use caution when sharing common facilities, for the safety of your neighbors and your health as well.

Likewise, we strongly encourage everyone to pay your rent promptly. The operation of the community is a shared responsibility that requires us all to honor our commitments. We all rely on each other to protect and preserve our community, especially during these difficult and scary times.

Under the newly enacted federal relief package, those that have been recently laid off will receive an extra \$2,500 per month from the federal government in addition to regular state unemployment benefits, both available immediately with no waiting period. Furthermore, the federal government will also be sending \$1,200 checks to each adult and \$500 per child within the next two weeks, meaning a couple with one child will be receiving a check for \$2,900. These cash payments are being sent to you directly so that everyone can continue to pay for necessities such as rent and avoid running behind on these essential bills, which can hurt your credit and create serious financial problems for you in the future. For any residents diagnosed with COVID-19, or those who have lost their jobs because of COVID-19, and are not able to pay on time despite the financial relief initiatives described above, please reach out to our office so that we can discuss with you.

As your community stewards, we remain fully committed to our residents and are working around the clock to that end. We will be waiving short-term rental premiums and offering lease extension options to all leases in good standing that expire in the next few months to ease your burden of having to move right now. We encourage you to reach out if interested. We would also like to remind you that you can pay your rent online from the comfort of your home by logging onto <https://www.bouldersatpugetsound.com/>. As an added accommodation, we are temporarily crediting back any ACH fees for residents that pay their rent by April 6th. Our maintenance staff continues to service all major work orders as we seek to keep your home comfortable and safe. We urge our residents to do their part by practicing social distancing in common areas, washing hands regularly, and limiting the number and frequency of visitors.

The management office remains open as we are here daily to answer your questions and service your needs. We ask all residents to communicate with us via phone, email, or the resident portal, instead of coming into the office in person so that we can maintain proper social distancing and safety. If you have a matter that requires an in-person meeting or need to discuss payment options

because of a COVID-19 job loss, we ask that residents contact us by phone or email first to set up an appointment time. In the case of a true emergency, please call 911.

Our team is working tirelessly to maintain your apartments and the health and welfare of our community. We implore you to stand shoulder-to-shoulder with us by paying your rent timely and thank you in advance for stepping up to do your part. We are honored that you choose to call our community your home and know that we will get through this together as a community. We look forward to better days ahead and remain committed to you as our valued residents.

Sincerely,


Your Community Team

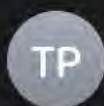
Kandi Riley
Nicole Essig
Vanessa Sweitzer
Alex Dworsky
Diana Plamadeala
Kelly Dunham
Salvador Roldan
Brent Inmah
Francisco Salas
Anthony Dunham
Viadimir Lebedinets
Aaron George

Exhibit 8

10:17



 Inbox




The Boulders at Puget Sound

4/3/20

To: 

Last Day to Pay Rent!

 Found in Hotmail Inbox

Dear Boulders Residents,

This is your final day to pay rent in office or online. We do not accept money orders or cash. You can pay rent in office or online until 11:59 PM tonight. **If rent is received after 11:59 PM tonight it will be considered late** and all corresponding lease late fees will be applied to the ledger.

Please contact the Boulders Office with questions.

—

Boulders Management

Our mailing address is:

The Boulders at Puget Sound
2602 Westridge Avenue
Tacoma, WA 98466

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Exhibit 9

From: [REDACTED]
To: [McDowell, Ashley \(ATG\)](#)
Subject: Fwd: FINAL HOURS TO PAY RENT
Date: Friday, April 17, 2020 12:38:58 PM

----- Forwarded message -----

From: [REDACTED]
Date: Fri, Apr 17, 2020, 12:02 PM
Subject: Fwd: FINAL HOURS TO PAY RENT
To: [REDACTED]

----- Forwarded message -----

From: **The Boulders at Puget Sound** <boulderasst@jrk.com>
Date: Fri, Apr 3, 2020, 6:02 PM
Subject: FINAL HOURS TO PAY RENT
To: [REDACTED]

Boulders Residents,

If your rent has not been paid yet please do so asap - **you have until 11:59 PM tonight to pay rent or it WILL be LATE.**

If rent is received after 11:59 PM tonight then all corresponding late fees will be applied and **we will not waive any late fees.**

Please contact the Boulders office with any questions.

-

Boulders Management

Our mailing address is:

The Boulders at Puget Sound
2602 Westridge Avenue

Tacoma, WA 98466

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Exhibit 10

The
Boulders
AT PUGET SOUND

4/08/2020

Dear [REDACTED],

We hope you are safe and healthy. This is a reminder that rent was due on the first and your account still has a balance of [REDACTED]. At this point, 93% of your fellow residents have paid their rent which is allowing me and our team to continue to keep your apartments safe, clean and comfortable. As we go through this troubling time together, we all need to do our part to support each other. By paying your rent, you allow us to keep maintaining our property and allow us the flexibility to help those truly in need.

If you have COVID-19 or a COVID-19 related job loss please reach out to us ASAP. We want to work with you to get your rent paid and keep you caught up. As a reminder, the federal government has passed a huge stimulus bill that has strengthened state unemployment by an additional \$2,500 per month. On top of this, there will be onetime checks sent to each American for \$1,200 per adult and \$500 per child. A family of four would receive \$3,400. In addition, we are willing to waive your late fee if you setup an approved payment plan with us now.

As a reminder, no state is allowing rent abatement or rent forgiveness. We know how hard it is to get caught up once you get behind so we really want to help you stay on schedule so you don't have a financial hardship down the road. We are happy to accept a partial payment now and schedule a second payment later this month.

We look forward to speaking with you and getting your payment scheduled.

Sincerely,

The Boulders at Puget Sound

Exhibit 11

April Payment Plan

From: The Boulders at Puget Sound (boulderasst@jrk.com)

To: [REDACTED]

Date: Friday, April 10, 2020, 02:30 PM PDT

Hello Boulders Residents!

I hope this letter finds you safe and healthy!

Please review the letter attached. If you have not reach out to our office to discuss a plan, please reach out today!

Thank you and have a safe weekend!

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66.5kB

Dear Valued Resident,

We want to thank our residents for the overwhelmingly positive response to the prior letter and, in particular, **the 93% of you that heeded our request and have paid your April rent.** For those of you who have not paid your April rent, it is critical that you, like 93% of your neighbors, **do your part by paying rent as quickly as possible** so that we can continue to support your less fortunate neighbors who are directly battling COVID-19. We are all in this together as a community and our staff continues to be here every day to stand side-by-side with you and maintain the health and welfare of our residents.

We urge you to get in touch with us immediately if you are unable to pay your April rent as our staff is here to support you. While rental forgiveness is not an option, we can certainly work with you to come up with a payment plan as we do not want to see you fall behind on your payments and ultimately ruin your credit.

The federal government has done its part by passing a huge financial stimulus bill whereby every household in America will be receiving a payment from the federal government of \$1,200 per adult and \$500 per child over the next two weeks, and those recently laid off are eligible for an extra \$2,500 in monthly federal unemployment payments on top of regular state unemployment benefits. These measures were taken by the government to ensure that all households have the necessary funds to pay essential bills like rent.

We thank you in advance for stepping up to do your part. Finally, we hope that you and your families are continuing to stay healthy and safe.

Sincerely,

Your Community Team

Kandi Riley
Nicole Essig
Vanessa Sweitzer
Alex Dworsky
Diana Plamadeala
Kelly Dunham
Salvador Roldan
Brent Inmah
Francisco Salas
Anthony Dunham
Viadimir Lebedinets
Aaron George

Exhibit 12



Carroll's Creek Apr 9

to me ▾



Dear Valued Resident,

We want to thank our residents for the overwhelmingly positive response to the prior letter and, in particular, the 93% of you that heeded our request and have paid your April rent. For those of you who have not paid your April rent, it is critical that you, like 93% of your neighbors, do your part by paying rent as quickly as possible so that we can continue to support your less fortunate neighbors who are directly battling COVID-19. We are all in this together as a community and our staff continues to be here every day to stand side-by-side with you and maintain the health and welfare of our residents.

We urge you to get in touch with us immediately if you are unable to pay your April rent as our staff is here to support you. While rental forgiveness is not an option, we can certainly work with you to come up with a payment plan as we do not want to see you fall behind on your payments and ultimately ruin your credit.

The federal government has done its part by passing a huge financial stimulus bill whereby every household in America will be receiving a payment from the federal government of \$1,200 per adult and \$500 per child over the next two weeks, and those recently laid off are eligible for an extra \$2,500 in monthly federal unemployment payments on top of regular state unemployment benefits. These measures were taken by the government to ensure that all households have the necessary funds to pay essential bills like rent.

We thank you in advance for stepping up to do your part. Finally, we hope that you and your families are continuing to stay healthy and safe.

Sincerely,
Your Community Team

Sarah Palmer
Amy Whitehouse
Regina Zumwalt
Arturo Hernandez
Devin Cormier
Christian Hernandez
Robert Maikai

Exhibit 13

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Sincerely,

Your Community Team

DeeDee Connor

Tavia Ortiz

Brittany Thomas

Chris Kirby

Spencer Westbrook

Kyle Walls

Exhibit 14

From: [The Boulders at Puget Sound](#)
To: [REDACTED]
Subject: Thank You- From Your Team!
Date: Wednesday, April 15, 2020 4:16:18 PM
Attachments: [29539029_20200415050222.pdf](#)

Hello Boulders Residents!

We hope this email finds you safe and healthy!

Thank you!

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253.565.1484

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Dear Valued Resident,

We hope that you and your families enjoyed the Easter holiday. Thank you for stepping up as a community as over 97% of you have paid your April rent. These timely rental payments enable our staff to be here every day to continue to support you and maintain this special community during a time of need.

Around the country we are witnessing the heroic deeds of emergency first responders who are on the front lines battling against this terrible pandemic. These doctors, nurses, paramedics, firefighters, police, and numerous others are working selflessly around the clock to keep us all safe. To express gratitude for these true heroes, our community will be donating on behalf of all our residents to a charity that directly benefits these emergency first responders, and we are asking each of you to send recommendations on which charity organizations we should consider. We plan to share details about our selected charity in a May update.

The IRS began sending out economic stimulus payments of \$1,200 to \$3,400 per household this past Saturday. Make sure to check your bank accounts regularly to see if you have received. The economic stimulus package was passed by the federal government to ensure that everyone would have ample cash to pay for necessities like rent. It appears that the economy will be opening back up in early May, and we want to make sure that none of our residents fall behind in their payments during this critical time and ultimately jeopardize their credit. If you have questions about the stimulus payments or the historic unemployment benefits being offered by the government, please contact us so that we can direct you to the most up-to-date information.

We could not be prouder about how our community has stood by each other through this crisis. For the 3% of our residents who have not yet paid your April rent, we encourage you to make your rental payment to avoid getting behind and support our community like many of your neighbors already have.

Thank you for doing your part and making this a truly special place to call home. Please continue to stay healthy and safe.

Sincerely,

Your Community Team

Kandi Riley
Nicole Essig
Vanessa Sweitzer
Alex Dworsky
Diana Plamadeala

Kelly Dunham
Salvador Roldan
Brent Inmah
Francisco Salas
Anthony Dunham
Viadimir Lebedinets



Aaron George

Exhibit 15

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Sincerely,

Your Community Team

Sarah Palmer
Amy Whitehouse
Regina Zumwalt
Arturo Hernandez
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Robert Maikai

Exhibit 16

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We could not be prouder about how our community has stood by each other through this crisis. For the 2% of our residents who have not yet paid your April rent, we encourage you to make your rental payment to avoid getting behind and support our community like many of your neighbors already have.

Thank you for doing your part and making this a truly special place to call home. Please continue to stay healthy and safe.

Sincerely,

Your Community Team

DeeDee Connor

Tavia Ortiz

Brittany Thomas

Chris Kirby

Spencer Westbrook

Kyle Walls

Exhibit 17

The Boulders

AT PUGET SOUND

4/15/2020

Dear [REDACTED] and all other occupants,

You recently received a "Fourteen Day Notice" notice from us requesting that you vacate your leased premises or be subject to eviction proceedings due to non-payment of April rent. In light of the Governor's March 18, 2020 proclamation barring residential evictions for non-payment of rent in the period of March 18, 2020 through April 17, 2020, that notice is hereby rescinded.

The Boulders will comply with all temporary changes in Washington housing law during this unusual period. However, please note that the Governor's proclamation only suspends evictions for non-payment of rent for a limited period. It does not absolve you of the legal obligation to pay rent and does not invalidate any other provisions of your lease (including the assessment of late fees and the obligation to pay utilities and other charges).

The Boulders is committed to helping tenants navigate the COVID pandemic with secure housing. We again request that you contact us at 253.565.1484 or westridgesmgr@jrk.com so that we can discuss a plan that addresses your particular situation.

Thank you,

Boulders Management