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FOR A HUMAN RIGHTS C	
WASHINGTON STATE HUMAN	WSHRC Case No. 31HD-0225-17-8
the case in support of the complaint	OAH Docket No. 03-2020-HRC-00006
filed by CONI S. OAKES	
Complainant,	AMENDED COMPLAINT
v.	
THOMAS M. STIGER, in his individual	
capacity and doing business as STIGER RENTALS,	
Respondent.	
Complainant Washington State Human	n Rights Commission ("the Commission")
submits this amended complaint and states as fol	llows:
I. UNFAIR PRAC	CTICES ALLEGED
1. This is an action under the Washi	ngton Law Against Discrimination to correct
unlawful and discriminatory housing practices,	and to provide appropriate relief to Coni S.
Oakes, who was adversely affected by such	n practices. The Commission alleges that
Respondent Thomas M. Stiger, in his individual	capacity and doing business as Stiger Rentals
(21)	Co. Colors when he folled to messagely
(Stiger), unlawfully discriminated against M	is. Oakes when he failed to reasonably
(Stiger), unlawfully discriminated against Maccommodate her disability in violation of RCW	·
accommodate her disability in violation of RCW	·
accommodate her disability in violation of RCW II. JURIS	49.60.030(1)(c) and RCW 49.60.222(2)(b).
	WASHINGTON STATE HUMAN RIGHTS COMMISSION, presenting the case in support of the complaint filed by CONI S. OAKES Complainant, v. THOMAS M. STIGER, in his individual capacity and doing business as STIGER RENTALS, Respondent. Complainant Washington State Human submits this amended complaint and states as fol I. UNFAIR PRAC 1. This is an action under the Washi unlawful and discriminatory housing practices, Oakes, who was adversely affected by such Respondent Thomas M. Stiger, in his individual

2	occurred, to seek relief for such discrimination. If an agreement to eliminate the unfair practice
3	is not reached, RCW 49.60.250(1) directs the Commission to request appointment of an
4	administrative law judge to hear its complaint.
5	III. FACTUAL BASIS FOR ALLEGATIONS
6	3. Ms. Oakes is an individual with a disability. She has multiple chemical
7	sensitivity (MCS).
8	4. On August 20, 2015, Ms. Oakes entered into an agreement to rent a one-
9	bedroom apartment in the Terrace Park Apartments, located at 725 East 5th Street, Arlington,
10	Washington, from Stiger.
11	5. Stiger is the owner and landlord of the Terrace Park Apartments.
12	6. Ms. Oakes moved into Unit 12 of the Terrace Park Apartments in September
13	2015 and continues to reside there.
14	7. In or around June 2016, Ms. Oakes provided Stiger with notice of her
15	disability—MCS—and her need for a reasonable accommodation.
16	8. In August 2017, another tenant of the Terrace Park Apartment reported to Stiger
17	an insect infestation near Ms. Oakes's apartment unit.
18	9. Prior to this insect infestation, Stiger was aware of Ms. Oakes's disability.
19	10. In or around August 2017, Ms. Oakes spoke with Stiger and requested, as a
20	reasonable accommodation for her disability, that, prior to treating the insect infestation, he
21	provide her with information about the product he planned to use to treat the insect infestation.
22	Stiger agreed to provide Ms. Oakes with this information before treating the reported insect
23	infestation.
24	11. In or around August 25, 2017, Stiger sprayed a pesticide near and/or around
25	Ms. Oakes's front door and apartment unit.
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discrimination and, once it makes a finding of reasonable cause to believe discrimination has

1	12. Stiger failed to provide Ms. Oakes with the agreed accommodation. Prior to
2	spraying a pesticide near and/or around Ms. Oakes's front door and apartment unit, Stiger did
3	not provide Ms. Oakes with information about the product he planned to use to treat the insect
4	infestation.
5	13. Instead, only after he was done treating the insect infestation did Stiger leave
6	information about the spray he used near Ms. Oakes's door.
7	14. After Stiger sprayed a pesticide near and/or around Ms. Oakes's front door and
8	apartment unit, Ms. Oakes experienced physical symptoms related to her MCS and was
9	prevented from the equal opportunity to use and enjoy the dwelling.
10	IV. FIRST CAUSE OF ACTION
11	(Violation of the Washington Law Against Discrimination – Failure to Accommodate)
12	15. The Commission re-alleges and incorporates by reference the allegations set
13	forth in each of the preceding paragraphs of this Amended Complaint.
14	16. Ms. Oakes is a person with a disability—she has MCS.
15	17. Stiger was aware of Ms. Oakes's disability and reasonable accommodation
16	request for information about the product he planned to use to treat an insect infestation near
17	her apartment unit before he sprayed the pesticide.
18	18. Stiger failed to provide the agreed accommodation related to Ms. Oakes's
19	disability when, prior to treating the insect infestation, he failed and refused to provide her, in
20	advance, with information about the product he planned to use to treat the insect infestation
21	near her apartment unit.
22	19. Stiger's refusal to provide Ms. Oakes with information about the product he
23	planned to use deprived her of the equal opportunity to use and enjoy her rental dwelling.
24	20. Stiger's acts violated the Washington Law Against Discrimination. See RCW
25	49.60.030(1)(c), .222(2)(b).
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	AMENDED COMBLAINT 2 ATTORNEY GENERAL OF WASHINGTON

- 21. As a result of Stiger's actions, Ms. Oakes has been harmed and suffered damages, including lost opportunity to use and enjoy the full benefits of her housing, expenses incurred due to Stiger's discrimination, inconvenience caused by participating in the investigation and prosecution of her discrimination complaint, pain and suffering, financial hardship, embarrassment, humiliation, emotional distress, and other damages to be proved at the hearing.
- 22. Accordingly, the Commission requests an order that will eliminate and/or prevent recurrence of the above-described discriminatory practices.

V. REQUEST FOR RELIEF

- 23. Ms. Oakes should be awarded damages for lost opportunity to use and enjoy the full benefits of her housing; inconvenience caused by participating in the investigation and prosecution of her discrimination complaint; pain and suffering; financial hardship; embarrassment; emotional distress; and other damages to be proved at hearing.
- 24. Stiger should be required to pay a civil penalty of ten thousand dollars (\$10,000), as provided by RCW 49.60.225(1)(a), for his knowing and intentional violations.
- 25. Stiger should be ordered to attend fair housing training approved by the Commission and/or Attorney General's Civil Rights Division.
- 26. Stiger should be enjoined from discriminating against, retaliating against, and/or harassing persons based on disability and should be required to change his rental policies and procedures to comply with this injunction.
- 27. Other equitable relief should be ordered which this tribunal finds necessary to eliminate the effects of past discrimination, to prevent future discrimination, and to restore Ms. Oakes as closely as possible to the position she would have been in, but for Stiger's discrimination. This includes retaining jurisdiction, if necessary, to fully effectuate this tribunal's order.

1	DATED this 23rd day of March 2020.
2	ROBERT W. FERGUSON Attorney General
3	IMA
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7	Seattle WA 98104
8	(206) 464-7744 Yesica.Hernandez@atg.wa.gov Attorney for the Washington State Human Rights
9	Commission
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1	I, Cheryl Strobert, Deputy Director of the Commission, verify that I have reviewed the
2	above amended complaint and that the unfair practices charged, the factual allegations set forth,
3	and the relief requested are true, correct and appropriate to the best of my knowledge and belief.
4	Signed this 20% day of March, 2020
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6	CHERYL STROBERT
7	Deputy Director Washington State Human Rights Commission
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