



Rob McKenna
ATTORNEY GENERAL OF WASHINGTON

800 Fifth Avenue #2000 • Seattle WA 98104-3188

June 25, 2009

SENT VIA CERTIFIED MAIL AND US MAIL

Mr. Ryan O'Neil
Ardena Gale Estates Mobile Home Park

**RE: Ardena Gale Estates MHP
Complaint No. 321364**

Dear Mr. O'Neil:

We are in receipt of your signed Affidavit of Compliance dated June 11, 2009 regarding the roof repairs. We also received your Home Depot receipt dated June 15, 2009 presumably for the insulation materials. The tenant, Mrs. Daniels, has confirmed the work is done to her satisfaction.

This letter confirms that you have complied with all aspects of the Notices of Violation dated March 11, 2009.

However, beginning on June 9, 2009, this office began its fining process. As stated in the enclosed Notice of Fine, that fine accumulated in the amount of \$100 per day. This brings the total amount of your fine to \$600 for six days.

The payment shall be made by valid check, made payable to the "Attorney General—State of Washington", and shall be delivered to the Office of the Attorney General, Attention: Cynthia Lockridge, Administrative Office Manager, 800 5th Ave., Suite 2000, Seattle WA 98104-3188.

Feel free to contact me if you have questions about this process.

Sincerely,

Cathie Caldwell

Program Manager, Manufactured Housing Dispute Resolution Program
(206) 389-2106

CC:mh

Enclosures

cc: Dorothy Daniels with enclosures





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Manufactured Housing Dispute Resolution Program
•Consumer Protection Division•
1-866-924-6458

NOTICE OF FINE

Date: June 9, 2009

Complainants: Dorothy Daniels
[REDACTED]

Respondent: Ardena Gale Estates Mobile Home Park
Attn: Ryan O'Neil
[REDACTED]

RE: Complaint # 321364 – Lew and Dorothy Daniels

Pursuant to RCW 59.30.040, the Manufactured Housing Dispute Resolution Program found one or more **VIOLATIONS** of the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA) in a Notice of Violation dated February 11, 2009. This notice was not appealed and you have now failed to comply with the terms of the Notice of Violation. You are hereby **FINED** in the amount of \$100 per day per violation beginning June 9, 2009. The **FINE** will accumulate at this rate until July 9, 2009, at which point the **FINE** will increase to \$250 per day until you have complied with the terms of the March 11, 2009 Notice of Violation.

Explanation of Noncompliance

You, the Respondent, received the attached Notice of Violation on or about March 13, 2009. This Notice of Violation required you to take certain actions within 30 calendar days of your receipt of that Notice unless a request for hearing was received. No request for hearing was received. You have failed to take the required corrective action and have failed to provide reasons for doing so, despite the fact that the Notice gave you a final deadline of May 15, 2009—a time period of over two months.

Under RCW 59.30.040, you are hereby **FINED** in the amounts described above in accordance with the terms of the March 11, 2009 Notice of Violation.

The specific corrective action(s) you have failed to take are described below:

Violation 1: You have failed to repair Mr. and Mrs. Daniels' carport/shed structure through the use of a "torch down" roof repair method.

The FINE will accrue daily per violation as described above until the Manufactured Housing Dispute Resolution Program receives 1) the attached Affidavit of Compliance, signed by you and notarized, 2) an itemized receipt from the roofing company regarding work completed and 3) photographic evidence. Upon our receipt of your Affidavit of Compliance and supporting documentation, the Program will issue, within 10 business days, a **FINAL NOTICE OF FINE** indicating the amount you must pay. You must send the Affidavit of Compliance with attachments to the following address:

Manufactured Housing Dispute Resolution Program
Office of the Attorney General
800 Fifth Avenue, Suite 2000
Seattle, WA 98104-3188
206-587-5636 fax
AmandaP3@atg.wa.gov

Appeal of this Notice

You may appeal this Notice of Fine, by requesting a hearing before an Administrative Law Judge (ALJ). Such a request *must* be made *in writing* and must be signed by you to this office within 15 business days of your receipt of this notice, otherwise this fine is final. This request must be mailed to: Attorney General of Washington, Manufactured Housing Dispute Resolution Program, 800 Fifth Avenue Suite 2000, Seattle, WA 98104-3188. Upon receipt of your request, this office will coordinate with the Office of Administrative Hearings to schedule a hearing. The ALJ is authorized by statute to hear and receive pertinent evidence and testimony, and decide, by a preponderance of the evidence, whether the fine is appropriate. The ALJ's decision will constitute the final order of the Attorney General and may be appealed to Superior Court in accordance with instructions to be included in the ALJ's decision.

Signed this 9 day of June, 2009

Manufactured Housing Dispute Resolution Program

ROBERT M. MCKENNA
Attorney General



CATHIE CALDWELL
Program Manager