



Rob McKenna  
**ATTORNEY GENERAL OF WASHINGTON**  
800 Fifth Avenue #2000 • Seattle, WA 98104-3188

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

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**NOTICE OF VIOLATION**

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**Date:** February 11, 2009

**Complainants:** Sammuel Abila  
[REDACTED]

**Respondent:** Squilchuck Mobile Home Park, LLC  
Attn: Scott Foss  
[REDACTED]

**RE:** Complaint # 319704 – Sammuel Abila

**Pursuant to RCW 59.30.040, the Manufactured Housing Dispute Resolution Program has found there to be a VIOLATION of the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA) with regard to the above referenced complaint. This notice is based upon the results of an investigation pursuant to RCW 59.30.040(3) and the information gathered to date.**

**Explanation of Violations**

(1) *RCW 59.20.130(9) – Failure to Finish Driveway*

**Introduction**

The Complainant, Mr. Sammuel Abila, complained that Squilchuck Mobile Home Park had failed to comply with several sections of the Manufactured/Mobile Home Landlord-Tenant Act. Complainant and Squilchuck entered into the attached Settlement Agreement, dated November 25, 2008 in an attempt to resolve the dispute. Squilchuck has failed to comply with the terms of the Settlement Agreements. Accordingly, the MHDRP now concludes its investigation and provides the following Summary of Investigation and Explanation of Violations.

## Summary of Investigation

1. Parties
  - a. Complainant Samuel Abila is a tenant in Squilchuck Mobile Home Park located in Wenatchee, Washington.
  - b. Abila owns his manufactured home and has rented lot [REDACTED] during all times relevant to this Notice.
  - c. Mr. Scott Foss is the manager of Squilchuck Mobile Home Park.
  - d. Abila filed his complaint with the AGO Manufactured Housing Dispute Resolution Program on June 17, 2008.
  - e. Complainant discussed the substance of their complaints with Mr. Foss prior to filing a complaint with the MHDRP.
2. Driveway
  - a. Squilchuck has not completed the driveway leading to Abila's rented lot.
3. Settlement Agreement
  - a. Squilchuck and Abila signed a Settlement Agreement which was then signed by the Program Manager on November 11, 2008.
  - b. Squilchuck has failed to comply with the terms of the Settlement Agreement.

## Explanation of Violation

The Attorney General hereby finds as follows:

1. **Violation 1**
  - a. RCW 59.20.130(9) requires landlords to maintain roads in manufactured housing communities.
  - b. Squilchuck has failed to complete a driveway leading to Jimenez's rented lot.
  - c. Squilchuck is therefore in violation of both RCW 59.20.130(9) and the terms of the Settlement Agreement.

## Corrective Action Required

Pursuant to RCW 59.30.040(5)(a), the Park shall complete the driveway leading to Abila's rented lot. These actions shall be done within **15 business days** after receipt this Notice of Violation unless a Request for Hearing letter is received by this office as described below.

## Failure to Take Corrective Action

Pursuant to RCW 59.30.040(6), if corrective action is not taken in accordance with the above paragraph, the Park shall be subject to a fine of **\$50 per day** for the first 15 days, **\$150 per day** for the next 30 days, and **\$250 per day** thereafter. Additionally, the attorney general will issue an order requiring the park to take the necessary steps to ensure compliance with this Notice of Violation.

## Appeal of this Notice

You may appeal this Notice, and any fines or orders resulting from it, by requesting a hearing before an Administrative Law Judge. Such a request **must** be made **in writing** to this office within **15 business days** of your receipt of this notice; otherwise this decision is final. This request must be mailed to: Attorney General of Washington, Manufactured Housing

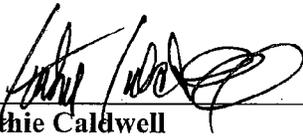
Dispute Resolution Program, 800 Fifth Avenue Suite 2000, Seattle, WA 98104-3188. Upon receipt of your request, this office will coordinate with the Office of Administrative Hearings to schedule a hearing. The Administrative Law Judge (ALJ) is authorized by statute to hear and receive pertinent evidence and testimony, and decide, by a preponderance of the evidence, whether a violation of the MHTLA has occurred. 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 11 day of February, 2009

**Manufactured Housing Dispute Resolution Program**

**ROBERT M. MCKENNA**

Attorney General



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**Cathie Caldwell**  
Program Manager  
206-389-2016