



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

June 22, 2009

Joanne Phillips  
[REDACTED]

**RE: Complaint No. 328787—Joanne Phillips**

Dear Ms. Phillips:

Enclosed please find the fully executed Settlement Agreement in the above referenced complaint.

If you have any questions, please contact Cathie Caldwell, Manager, Manufactured Housing Dispute Resolution Program.

Sincerely,

*Mary E. Harper*

MARY E. HARPER  
Legal Assistant  
(206) 389-3855

:mh/

Enclosures

cc: Village Green Estates LLC c/o Walt Olsen





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

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**SETTLEMENT AGREEMENT**

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**Date:** June 5, 2009

**Complainant:** Joanne Phillips  
[REDACTED]

**Respondent:** Village Green Estates LLC  
c/o Walt Olsen  
[REDACTED]

**RE:** Complaint # 328787 – Joanne Phillips

**Pursuant to RCW 59.30.040, the Manufactured Housing Dispute Resolution Program has found there to be one or more VIOLATIONS of the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA) with regard to the above referenced complaint. **HOWEVER**, in lieu of a Notice of Violation, the Complainant and Respondent hereby enter into the following Settlement Agreement.**

**I. Introduction**

- 1.1 The Complainant, Joanne Phillips, filed a complaint with the Manufactured Housing Dispute Resolution Program (MHDRP) on December 18, 2008.
- 1.2 Both Complainant and Respondent desire to RESOLVE this matter by means of this Settlement Agreement. In so doing, the parties do not intend this Settlement Agreement to have any effect, evidentiary or otherwise, in any other separate proceeding in which the Complainant and Respondent are a party.

**II. Settlement Terms**

- 2.1 This settlement agreement is entered into between Joanne Phillips and Village Green Estates d/b/a Village Green Mobile Home Park and its agents and representatives.
- 2.2 The parties agree that Joanne Phillips complained and alleged that the following violations of the Manufactured/Mobile Home Landlord-Tenant Act occurred:
  - (a) 59.20.070(6)—Overcharging of Utilities. Ms. Phillips complained that Respondent charged a meter reading fee of \$5.50 to each tenant when Respondent only pays the utility company \$5.50 to read a single meter. Because Respondent would be recovering more money than its actual utility costs, Ms. Phillips contends that Respondent violates RCW 59.20.070(6).
- 2.3 By entering into this Settlement Agreement, Respondent admits no violations or liability under the Manufactured/Mobile Home Landlord-Tenant Act, (RCW 59.20). Respondent further admits no violations or liability under the Manufactured/Mobile Home Landlord-Tenant Act to any other tenant in Village Green Mobile Home Park as a result of entering into this Settlement Agreement.

**III. Actions Agreed Upon**

- 3.1 The parties hereby settle this dispute and sign this Settlement Agreement to indicate their agreement that Village Green Mobile Home Park will immediately remove the \$5.50 meter reading fee from its utility billing to the tenants, subject to ER 407, ER 408, and without admission of liability or waiver of any legal right, defense, or remedy.

**IV. Compliance With This Agreement**

- 4.1 If the parties fail to perform the agreed upon actions listed above within the allotted time, the MHDRP will issue an appropriate Notice of Violation. This Notice may be appealed pursuant to RCW 59.30.040.

Walt Olsen  
Walt Olsen  
Attorney for Village Green Estates, LLC

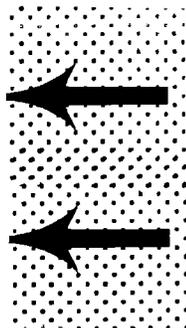
6-9-09  
Date

Joanne C. Phillips  
Joanne Phillips, Complainant  
Approved and Entered into MHDRP Files

6-15-09  
Date

Cathie Caldwell  
Cathie Caldwell, Program Manager

6/22/09  
Date



**SIGN SIGN**  
**HERE HERE**