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

NOTICE OF NONVIOLATION

Date: May 7, 2009

Complainant: Sharon Hecomovich
[redacted]

Respondent: Crestview Mobile Manor
Att: Sherrill Miller
[redacted]

RE: **Complaint # 320792 – Sharon Hecomovich**

Pursuant to RCW 59.30.040, the Manufactured Housing Dispute Resolution Program has found there to be NO VIOLATION of the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA) with regard to the above referenced complaint. This notice is based upon information gathered to date.

Explanation

(1) *RCW 59.20.050 – Offered Written Rental Agreement for One Year Term*

The Complainant, Sharon Hecomovich, complained that Crestview Mobile Manor had failed to offer her a one year lease in violation of RCW 59.20.050. After an investigation, the MHDRP has determined that Crestview Mobile Manor has not violated RCW 59.20.050.

The MHLTA requires landlords to offer tenants a written lease for a term of one year or more and only allows tenants to sign month-to-month leases if they specifically disclose their desire to do so.

Here, Crestview Mobile Manor made attempts to offer a one year written lease to Ms. Hecomovich. Additionally, both Complainant and Respondent informed MHDRP Investigator Ricard LaMonica that the matter had been resolved to their mutual satisfaction. Therefore, no violation of RCW 59.20.050 has occurred.

Appeal of this Notice

You may appeal this Notice by requesting a hearing before an Administrative Law Judge (ALJ). Such a request ***must*** be made ***in writing*** to this office within ***15 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. This office will then 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 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 via instructions to be included in the ALJ's decision.

Signed this 7 *day of* May, *2009*

Manufactured Housing Dispute Resolution Program

ROBERT M. MCKENNA
Attorney General

Cathie Caldwell
Program Manager