



Bob Ferguson

ATTORNEY GENERAL OF WASHINGTON

800 Fifth Avenue #2000 • Seattle WA 98104-3188

February 27, 2017

SENT VIA US MAIL AND CERTIFIED MAIL

Jesus Garcia
553 Wine Country Rd.
Prosser, WA 98350

Jesus J. Garcia
553 Wine Country Rd. #10
Prosser, WA 98350

Nicclasa Correa
553 Wine Country Rd. #15
Prosser, WA 98350

Bernardo Correa Jr.
553 Wine Country Rd. #16
Prosser, WA 98350

Simon Hernandez
553 Wine Country Rd. #6
Prosser, WA 98350

Xenia A. Arevalo
553 Wine Country Rd. #11
Prosser, WA 98350

Guadalupe Delgado
553 Wine Country Rd. #8
Prosser, WA 98350

Jose B. Martinez
553 Wine Country Rd. #9
Prosser, WA 98350

LVRE Properties
c/o Timothy Carlson
Carlson Boyd PLLC
230 S. 2nd St., Ste. 202
Yakima, WA 98901

**Re: Voluntary Compliance of tenants' Complaints against LVRE Mobile Home Park
MHDRP Complaint Nos. 486724, 486729, 486722, 486721, 486725, 486726, 486727,
486728**

Dear Mr. Garcia, Mr. Garcia, Mr. Correa, Mr. Correa Jr., Mr. Hernandez, Mr. Arevalo,
Ms. Delgado, Mr. Martinez, and Mr. Carlson:

In June 2016 the above-addressed tenants filed complaints against LVRE Mobile Home Park (LVRE) with the Manufactured Housing Dispute Resolution Program (the Program). The tenants alleged that LVRE violated the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), RCW 59.20, by failing to provide proper notice of closure of the mobile home park. The tenants provided a letter that LVRE sent to them on May 10, 2016. The May 10th letter stated that the park would be closing on July 1, 2016, and that tenants homes must be removed before June 30, 2016, or risk being demolished on site. Due to the immediacy of the matter, the Program began an investigation immediately.

The investigation revealed that the May 10, 2016, letter was the only communication to tenants that LVRE was closing.

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The Manufactured Housing Landlord-Tenant Act (MHLTA) requires landlords to provide tenants with twelve months' notice before a mobile home park may close. RCW 59.20.080(1)(e). RCW 59.21.030(1) reiterates that twelve-month written notice must be provided to tenants prior to a park closure. LVRE provided tenants less than two months notice that it was closing. LVRE violated RCW 59.20.080(1)(e) when it failed to provide tenants with twelve months' notice of the park closure.

However, after contact from the Program, LVRE voluntarily complied with the law. LVRE delivered tenants a letter dated July 26, 2016, informing tenants that the park will close on August 1, 2017. Therefore, the Program determines that LVRE has voluntarily complied with RCW 59.20.080(1)(e). However, if any party falls out of compliance with the law, the Program may issue a Notice of Violation to ensure compliance.

We appreciate your cooperation with the Program's investigation. This matter is now closed.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jennifer Steele", with a stylized flourish at the end.

JENNIFER S. STEELE
Assistant Attorney General
(206) 389-2106

JS:mf