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November 14, 2017

SENT VIA CERTIFIED MAIL AND US MAIL

Michael A. Corning
815 124th St. SW #137
Everett, WA 98204

Mariner Village Park
Attention: William Griffin
P.O. Box 98757
Seattle, WA 98198

**RE: Voluntary Compliance of Michael A. Corning's Complaint against Mariner Village Park
MHDRP Complaint No. 488422**

Dear Michael A. Corning and Mariner Village Park:

On July 13, 2016, Michael A. Corning filed a complaint against Mariner Village Park with the Manufactured Housing Dispute Resolution Program (the Program). Mr. Corning alleged that Mariner Village Park violated the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), RCW 59.20, including failing to prevent the accumulation of stagnant water and the detrimental effects of moving water. The Program contacted Mariner Village Park in an attempt to facilitate negotiations between the parties and resolve the dispute through an informal dispute resolution process. However, the parties were not able to negotiate a resolution to this matter and the Program therefore concluded that an agreement could not be reached between the parties. As a result, the Program conducted a formal investigation pursuant to RCW 59.30.040.

The formal investigation, including an initial site visit by a Program Investigator, revealed that after substantial rainfall, Mr. Corning experienced flooding and standing water in his driveway and behind his home. Water also flooded the roads within Mariner Village Park. Mr. Corning had to repeatedly resort to pumping the water to a culvert.



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The drainage system at Mariner Village Park only received periodic, limited maintenance, the culverts contained debris preventing adequate flow of water and the final exit point was not adequate for water that collected in Mariner Village Park. William Griffin, owner of Mariner Village Park, informed the Program that at some point in the past, the existing 10" outlet pipe was replaced with a 6" pipe, which was not adequate.

The MHLTA requires a landlord to "Maintain the common premises and prevent the accumulation of stagnant water and to prevent the detrimental effects of moving water when such condition is not the fault of the tenant." RCW 59.20.130(2). Mariner Village Park violated RCW 59.20.130(2) when it failed to prevent the accumulation of stagnant water and to prevent the detrimental effects of moving water, as experienced by Mr. Corning. These conditions were not the fault of Mr. Corning.

Mr. Griffin informed the Program that he was working with an engineering company to make the necessary repairs. He stated that he applied for work permits detailing approximately \$20,000 in work. Information from the Snohomish County website show permits were issued relating to the work, including "replace existing 8" culvert with new 15" culvert per approved plans" and "grading to install drainage revisions for detention pond outfall per approved plans." The Program contacted Snohomish PUD who verified a permit had been issued for the work.

On October 6, 2017, Mariner Village Park served notice on Mr. Corning that a "private contractor will be making necessary repairs and/or maintenance to the property for drainage issues" from October 12 through October 15, 2017. On November 8, 2017, the Program conducted another site visit. The Program Investigator observed the work performed, including installation of a large drainage outlet pipe between Mariner Village Park and the under street drainage system.

On November 14, 2017, the Program contacted Mr. Corning and confirmed that Mr. Corning had not observed any flooding or standing water after the recent rainfall. Therefore, the Program determines that Mariner Village Park has voluntarily complied with the MHLTA. 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,



SHIDON B. AFLATOONI
Assistant Attorney General
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SA:mf