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December 4, 2017

SENT VIA US MAIL

Laverne Dagrass
P.O. Box 245
Sagaponack, NY 11962

Canyon Mobile Court
c/o Brian Russell
The Russell Law Firm
17820 1st Ave. S
Normandy Park, WA 98148

**RE: Administrative Closure of MHDRP Investigation Matter No. 507516
Laverne Dagrass and Canyon Mobile Court**

Dear Laverne Dagrass and Canyon Mobile Court:

On May 30, 2017, Laverne Dagrass, as sole successor to her son, Anthony Muto's estate, filed a complaint against Canyon Mobile Court with the Manufactured Housing Dispute Resolution Program (the Program), alleging violations of the Manufactured/Mobile Home Landlord-Tenant Act, RCW 59.20, including improper retention of the security deposit. In response to Laverne Dagrass' complaint, the Program contacted Canyon Mobile Court in an attempt to facilitate negotiations between the parties and resolve the dispute through an informal dispute resolution process. However, the parties were unable to negotiate a resolution. The Program, therefore, concluded that an agreement could not be reached and informed the parties on July 10, 2017 that it would conduct a formal investigation pursuant to RCW 59.30.040.

RCW 59.20.180 states:

Within fourteen days after the termination of the rental agreement and vacation of the mobile home space, the landlord shall give a full and specific statement of the basis for retaining any of the deposit together with the payment of any refund due the tenant under the terms and conditions of the rental agreement. No portion of any deposit shall be withheld on account of wear resulting from ordinary use of the

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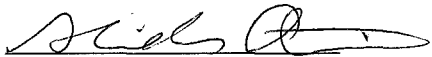
mobile home space. The statement shall be delivered to the tenant personally or by mail to the last known address. If the landlord fails to give such statement together with any refund due the tenant within the time limits specified above such landlord shall be liable to the tenant for the full amount of the refund due....

Neither party was able to provide the Program with information regarding when the mobile home space was vacated. However, Canyon Mobile Court refunded Ms. Dagrass the entire security deposit Anthony Muto had paid to Canyon Mobile Court. Ms. Dagrass confirmed to the Program receipt of the refund.

As such, the Program is closing the complaint #507516 filed by Laverne Dagrass. The Program will not be issuing a Notice of Non-Violation or a Notice of Violation.

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

Sincerely,



SHIDON AFLATOONI

Assistant Attorney General

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