



Bob Ferguson
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December 18, 2017

SENT VIA U.S. MAIL

Cedar Lane Mobile Home Park
c/o VIP 910, LLC
P.O. Box 28
Kirkland, WA 98083

Cassie Jean Dalgliesh
8878 Peavey Rd #17
Sedro Woolley, WA 98284

**RE: Voluntary Compliance of Cassie Jean Dalgliesh's Complaint against Cedar Lane
Mobile Home Park
MHDRP Complaint No. 508214**

Dear Cassie Dalgliesh and Cedar Lane Mobile Home Park:

On June 14, 2017, Cassie Dalgliesh filed a complaint against Cedar Lane Mobile Home Park (Cedar Lane) with the Manufactured Housing Dispute Resolution Program (the Program). Ms. Dalgliesh alleged that Cedar Lane violated the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), RCW 59.20, including failure to maintain the septic system. The Program contacted Cedar Lane in an attempt to facilitate negotiations between the parties and resolve the dispute through an informal dispute resolution process. Shortly thereafter, given the urgent nature of the complaint, the Program conducted a formal investigation pursuant to RCW 59.30.040.

The formal investigation revealed that a blockage in Ms. Dalgliesh's septic system caused frequent backups of sewage into her home. On September 11, 2017, Corrina Marote, Environmental Health Specialist II from the Skagit County Department of Public Health conducted an on-site inspection of Cedar Lane's septic system. In a letter to Cedar Lane, Ms. Marote wrote:

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Units 16, 17, and 18: these units are connected to two 1500-gallon tanks. These units are at the lowest elevation in the park and are subject to frequent backups of sewage into their homes. Last week Jon from Gateway Septic cleaned the filter, which unblocked flow to the drainfield. Jon stated that the tanks did not need pumping at this time.

The MHLTA requires that a landlord “[m]aintain and protect all utilities provided to the mobile home, manufactured home, or park model in good working condition. Maintenance responsibility shall be determined at that point where the normal mobile home, manufactured home, or park model utilities ‘hook-ups’ connect to those provided by the landlord or utility company.” RCW 59.20.130(6). Cedar Lane violated RCW 59.20.130(6) when it failed to maintain the septic system provided to Ms. Dalgliesh in good working condition causing backups of sewage into her home.

Cedar Lane performed repairs to the septic system provided to Ms. Dalgliesh’s home. Ms. Marote wrote that these repairs appear to have addressed the problems. Ms. Marote required Cedar Lane to remain on an annual inspection cycle beginning February or March 2018, to have the filter that serves Units 16, 17, and 18 inspected two times per year and cleaned as necessary by a certified operations and maintenance (O&M) provider, and to keep records of service performed by the O&M provider.

Therefore, the Program determines that Cedar Lane 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
(206) 516-2984

SA:mf