



Bob Ferguson
ATTORNEY GENERAL OF WASHINGTON

800 Fifth Avenue #2000 • Seattle WA 98104-3188

February 23, 2018

SENT VIA US MAIL

Mr. Jamie Gonzalez, Jr.
835 Higdon Road #8
Prosser, WA 99350

Hillview Mobile Community
c/o Eric M. Steven
1403 West Boone Avenue
Spokane, WA 99201

**RE: Administrative Closure of MHDRP Investigation Matter No. 514113
Jaime Gonzalez, Jr. and Hillview Mobile Community**

Dear Mr. Gonzalez, Jr. and Hillview Mobile Community:

On September 5, 2017, Jaime Gonzalez, Jr. (Gonzalez) filed a complaint against Hillview Mobile Community (Hillview) with the Manufactured Housing Dispute Resolution Program (the Program), alleging violations of the Manufactured/Mobile Home Landlord-Tenant Act, RCW 59.20 (MHLTA), relating to a notice of eviction and Complaint for Unlawful Detainer and Damages. In response to Gonzalez's complaint, the Program contacted Hillview 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 September 21, 2017 that it would conduct a formal investigation pursuant to RCW 59.30.040.

Gonzalez has a rental agreement with Hillview for lot #8 and is therefore a tenant under the MHLTA for that lot. However, Gonzalez's complaint arises from his purchase of a home in Hillview located on lot #50.

In March 2017, the former tenants of lot #50 were evicted. The former tenants' home stayed on lot #50. In August 2017, Gonzalez purchased the home on lot #50 from the former tenants.

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Gonzalez then moved from lot #8, where he was living with his parents, to the home on lot #50. Although, Gonzalez owns the home on lot #50, he did not enter into a rental agreement with Hillview to rent lot #50 prior to or after his purchase of the home.

On August 10, 2017, Hillview issued a three day notice to quit and vacate under RCW 59.12.030(6) regarding lot #50. On August 18, 2017, Hillview filed a Complaint for Unlawful Detainer and Damages under RCW 59.12 regarding lot #50. Because Gonzalez and Hillview did not enter into a rental agreement under RCW 59.20, nor was there a transfer of a rental agreement pursuant to RCW 59.20.073, the Program declines to continue its investigation regarding Gonzalez's complaint related to lot #50, as it does not appear Gonzalez is a tenant of lot #50 under the MHLTA.

Therefore, the Program will not be issuing a Notice of Non-Violation or a Notice of Violation. The Program will close the complaint.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Shidon Aflatooni', with a stylized flourish at the end.

SHIDON AFLATOONI
Assistant Attorney General
(206) 516-2984

SA:LC