



Bob Ferguson

## ATTORNEY GENERAL OF WASHINGTON

800 Fifth Avenue #2000 • Seattle WA 98104-3188

September 13, 2018

### SENT VIA US MAIL

Parkland Mobile Village  
507 131st St E #A2  
Tacoma, WA 98445

Marlene Kaplan  
5745 Wilson Ave S  
Seattle, WA 98118

Rosella Leiter  
507 131st St E #31  
Tacoma, WA 98445

John Williams  
507 131st St E #15  
Tacoma, WA 98445

Connie Garcia  
507 131st St E Space P  
Tacoma, WA 98445

**RE: Voluntary Compliance of Rosella Leiter, John Williams and Connie Garcia's  
Complaints against Parkland Mobile Village  
MHDRP Complaint Nos. 497746, 511268 and 517458**

Dear Rosella Leiter, John Williams, Connie Garcia and Parkland Mobile Village:

Between December 2016 and October 2017, Rosella Leiter, John Williams and Connie Garcia (Complainants) filed complaints against Parkland Mobile Village (Parkland) with the Manufactured Housing Dispute Resolution Program (the Program). Complainants alleged that Parkland violated the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), RCW 59.20, by failing to maintain or care for their carports and sheds. The Program contacted Parkland in an attempt to facilitate negotiation between the parties to resolve the dispute. 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.

## ATTORNEY GENERAL OF WASHINGTON

Rosella Leiter, John Williams, Connie Garcia, and Parkland Mobile Village

September 13, 2018

Page 2 of 2

The Program's investigation revealed that the exterior and interior of the Complainants' carports and/or sheds were in visible disrepair, including significant water damage and holes that caused leaks. The MHLTA prohibits a landlord from "transferring responsibility for the maintenance or care of permanent structures within the mobile home park to the tenants of the park. A provision within a rental agreement or other document transferring responsibility for the maintenance or care of permanent structures within the mobile home park to the park tenants is void." RCW 59.20.135(2). A permanent structure includes carports and sheds. RCW 59.20.135(3). Parkland violated RCW 59.20.135 when it failed to repair the Complainants carports and/or sheds.

During the course of the Program's investigation, Parkland repaired the Complainants carports and/or sheds. Therefore, the Program determines that Parkland 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:lc