



Bob Ferguson  
**ATTORNEY GENERAL OF WASHINGTON**

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January 9, 2018

**SENT VIA US MAIL**

Jodi Marks-Cook  
6402 154<sup>th</sup> St NW, Space 1  
Gig Harbor, WA 98332

Cedar Mobile Manor Park  
c/o Shelter Management LLC  
2311 N 45<sup>th</sup> St. #111  
Seattle, WA 98103

**RE: Voluntary Compliance of Jodi Marks-Cook's Complaint against Cedar Mobile Manor Park  
MHDRP Complaint No. 507604**

Dear Jodi Marks-Cook and Cedar Mobile Manor Park:

On June 1, 2017, Jodi Marks-Cook filed a complaint against Cedar Mobile Manor Park (Cedar Mobile) with the Manufactured Housing Dispute Resolution Program (the Program). Ms. Marks-Cook alleged that Cedar Mobile violated the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), RCW 59.20, including failure to maintain the septic system. The Program contacted Cedar Mobile 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 Ms. Marks-Cook's septic system was failing; however, Cedar Mobile was aware of the problem and understood that the septic system needed to be replaced. 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 Mobile violated RCW 59.20.130(6) when it failed to maintain the septic system provided to Ms. Marks-Cook in good working condition, understanding that Cedar Mobile was in the process of fixing the problem.



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Cedar Mobile replaced the septic system provided to Ms. Marks-Cook's home as indicated by the estimate to install a new septic system totaling \$17,925.77 and confirmation that the septic system has been installed.

Therefore, the Program determines that Cedar Mobile 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,



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Assistant Attorney General  
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SA:mf