



Bob Ferguson  
**ATTORNEY GENERAL OF WASHINGTON**

800 Fifth Avenue #2000 • Seattle WA 98104-3188

May 8, 2014

**SENT VIA CERTIFIED MAIL AND US MAIL**

Andrew D. Hertel  
18700 Byers Road SE  
Maple Valley WA 98038

Steven Lengenfelder / Tonya Watkins  
[foxyroxythree@yahoo.com](mailto:foxyroxythree@yahoo.com)

**RE: Administrative Closure of Steven Lengenfelder and Tonya Watkins's complaint  
against Andrew Hertel  
MHDRP Complaint No. 441528**

Dear Mr. Hertel, Mr. Lengenfelder, and Ms. Watkins:

On December 23, 2013, Steven Lengenfelder and Tonya Watkins filed a complaint against Andrew Hertel with the Manufactured Housing Dispute Resolution Program (MHDRP). Lengenfelder and Watkins alleged that Hertel violated the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), RCW 59.20, by illegally operating a mobile home park on his property, by failing provide any electrical power, and by failing to offer a written lease or provide any receipts for monies paid. Given the urgent nature of the issues involved, including an allegation of failing to provide power for over three months, the MHDRP conducted a formal investigation pursuant to RCW 59.30.040.

The formal investigation revealed that the property at issue was owned by Virginia McDaniel, deceased, and that her grandson, Andrew Hertel, was currently residing there. The property is zoned as single family and allows only one dwelling unit per 10 acres—the property is 10 acres. However, three trailers were located on the property; including the one that Mr. Lengenfelder and Ms. Watkins lived in. The other two trailers also had people living in them, full-time. Each trailer was hooked up to several utilities, usually by way of several extension cords strung together leading from the trailer to the house located on the property. For the utility of water, a water hose was connected to a spigot. For sewer, a flexible sewage line connected to a pipe in the ground.

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During the formal investigation King County Code Enforcement issued a letter informing Mr. Hertel that he was in violation of King County Code:

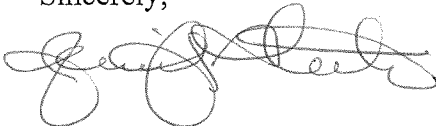
Operation of a recreational vehicle park and placement of trailers and pads within critical areas (buffer of Cedar River, Shoreline Conservancy, FEMA Floodway); and occupancy of substandard dwellings in violation of Sections 16.14.110, 16.14.140, 16.14.170, 16.14.520, 16.14.530, 21A.06.345, 21A.08.030, 21A.08.040 (Conditional Use Permit (CUP) required), 21A.28.020, 21A.45.045, 21A.24.230-270, 21A.24 .. 355, 21A.24.358 and 21A.25.100 (Shoreline) of King County Code and Sections 202, 402.1, 403.1, -404, 502.1, 506.1, 702 and 704 of the International Property Maintenance Code.

King County directed Mr. Hertel to remove the trailers from the property. Following receipt of this letter, one trailer has been removed from the property, another is in the process of moving, and the third remains, however, no one is living in it. As the trailers have either been removed or no longer have tenants occupying them, we are administratively closing the complaint. The MHDRP will not be issuing a Notice of Non-Violation or a Notice of Violation. The MHDRP will close the complaint. The closed status may change should additional information be provided in the future.

Please be aware that the Manufactured Housing Landlord-Tenant Act (MHLTA) governs the relationships, rights, and duties between mobile home parks and tenants who own their mobile/manufactured home and rent space from a mobile home park—the MHLTA, RCW 59.20, defines these terms at RCW 59.20.030.

We appreciate your cooperation with the MHDRP's investigation. This matter is now closed.

Sincerely,



JENNIFER S. STEELE  
Assistant Attorney General  
(206) 389-2106

JSS:maf