



**Bob Ferguson**  
**ATTORNEY GENERAL OF WASHINGTON**

Consumer Protection Division  
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July 23, 2014

**SENT VIA CERTIFIED MAIL AND US MAIL**

Don Leishman  
PO Box 1992  
Moses Lake, WA 98837

Ron Reynolds  
3131 West Wapato Dr. #46  
Moses Lake, WA 98837

**RE: Administrative Closure of Don Leishman's Complaint against Peninsula Estates  
Mobile Home Park  
MHDRP Complaint No. 444364**

Dear Mr. Leishman and Mr. Reynolds:

On February 20, 2014, Don Leishman filed a complaint against Peninsula Estates Mobile Home Park with the Manufactured Housing Dispute Resolution Program (MHDRP). Leishman alleged that Peninsula Estates violated the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), RCW 59.20, by failing to maintain and protect all utilities to the home, specifically the water line, which had burst following freezing temperatures. The MHDRP contacted Peninsula Estates in an attempt to facilitate negotiation between the parties and resolve the dispute through an informal dispute resolution process. However, the parties were not able to negotiate a resolution to the matter and the MHDRP, therefore, concluded that an agreement could not be reached between the parties. As a result, the MHDRP conducted a formal investigation pursuant to RCW 59.30.040.

At the time the MHDRP investigator visited Peninsula Estates, Leishman's water line, water gate, and water meter were well insulated. The formal investigation revealed conflicting factual accounts surrounding the installation and subsequent maintenance of the water line. Additionally, there is no physical evidence establishing the cause of the burst water line. Due to the lack of evidence there is not enough information for the MHDRP to make a determination in this case. Therefore, 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.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer S. Steele", with a horizontal line extending to the right across the end of the signature.

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

JSS:cdb