



Bob Ferguson
ATTORNEY GENERAL OF WASHINGTON

800 Fifth Avenue #2000 • Seattle WA 98104-3188

March 27, 2014

SENT VIA US MAIL AND CERTIFIED MAIL

Skylark Village Estates
Attn: Mike and Brenda Lindstrom
900 29th Street SE, Office
Auburn, WA 98002

Thomas Carrigan
3225 M. Street SE, #127
Auburn, WA 98002

**Re: Voluntary Compliance of Skylark Village Estates's Complaint against Thomas Carrigan
MHDRP Complaint No. 439874**

Dear Mr. and Ms. Lindstrom and Mr. Carrigan:

On November 15, 2013, Brenda and Mike Lindstrom, owners of Skylark Village Estates (hereinafter collectively referred to as "Skylark Village"), filed a complaint against tenant Thomas Carrigan with the Manufactured Housing Dispute Resolution Program (MHDRP). Skylark Village alleged that Mr. Carrigan violated the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), RCW 59.20, by failing to keep his mobile home lot clean and sanitary, and by failing to dispose of rubbish and garbage. MHDRP contacted Mr. Carrigan 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 this 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.

The formal investigation revealed that the area around Mr. Carrigan's home, on his lot, contained numerous items including a refrigerator, an old game table, a cooler, a rolled up carpet, part of a couch, and various miscellaneous items.

The Manufactured Housing Landlord-Tenant Act (MHLTA) requires tenants to keep the mobile home lot "as clean and sanitary as the conditions of the premises permit." RCW 59.20.140(1). Additionally, tenants are required to "[p]roperly dispose of all rubbish, garbage, and other organic or flammable waste." RCW 59.20.140(2). Mr. Carrigan violated RCW 59.20.140(1) and (2) when he failed to keep his lot clean and sanitary, instead allowing rubbish, garbage, and miscellaneous items to accumulate outside his home.

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However, Mr. Carrigan has removed these miscellaneous items from the premises of his home and the outside of his home is now clean. Therefore, the MHDRP determines that Mr. Carrigan has voluntarily complied with the MHLTA. However, if any party falls out of compliance with the law, the MHDRP may issue a Notice of Violation to ensure compliance.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Steele', written in a cursive style.

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

JS:mh