



Bob Ferguson
ATTORNEY GENERAL OF WASHINGTON

800 Fifth Avenue #2000 • Seattle WA 98104-3188

January 10, 2014

SENT VIA US MAIL AND CERTIFIED MAIL

Mr. Robert E. Jacobs
314 198th St Ct E
Spanaway, WA 98387

Mountain Valley MHP
Attn: Mr. Paul Loncar
2820 Benjamin Court SE
Olympia, WA 98501

Mountain Valley MHP
Attn: Mr. Taylor Lee
324 198 St. Ct. E.
Spanaway, WA 98387

Re: Voluntary Compliance of Robert Jacobs's complaint against Mountain Valley MHP
MHDRP Complaint No. 419017

Dear Messrs. Jacobs, Lee, and Loncar:

On October 22, 2012, Robert Jacobs filed a complaint against Mountain Valley MHP (Mountain Valley) with the Manufactured Housing Dispute Resolution Program (MHDRP). Jacobs alleged that Mountain Valley violated the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), RCW 59.20, by failing to maintain roads within the mobile home park in good condition. MHDRP contacted Mountain Valley 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 roads in Mountain Valley were in poor condition. The roads contained numerous sunken or low spots where standing water accumulated regularly. The roads also had many large cracks in addition to patches where the concrete/asphalt was missing and had been backfilled with gravel.

The Manufactured Housing Landlord-Tenant Act (MHLTA) requires landlords to "[m]aintain roads within the mobile home park in good condition." RCW 59.20.130(9). Mountain Valley violated RCW 59.20.130(9) when it failed to maintain the roads in good condition, instead allowing the roads to deteriorate.

ATTORNEY GENERAL OF WASHINGTON

Jacobs, Lee, and Loncar

January 10, 2014

Page 2

Mountain Valley has been responsive to the MHDRP's investigation and concerns and has repaved all of the roads in the park. Therefore, the MHDRP determines that Mountain Valley 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 cursive script, appearing to read "Jennifer S. Steele".

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

JS:mh