BEFORE THE ATTORNEY GENERAL
OF THE STATE OF WASHINGTON

MANUFACTURED HOUSING
DISPUTE RESOLUTION PROGRAM

In the Matter of: **Susan Northup,** **Complainant,** **v.** **Mountain Villa Estates,** **Respondent.**	**NOTICE OF NONVIOLATION/** **VOLUNTARY COMPLIANCE** **RCW 59.30.040** **MHDRP Complaint No. 346681**

During the investigation into the above-entitled matter pursuant to RCW 59.30.040, the Program Manager of the Manufactured Housing Dispute Resolution Program of the Office of the Attorney General of Washington found there to be a VIOLATION of the Manufactured/Mobile Home Landlord-Tenant Act, RCW 59.20. However, during the course of the investigation the Respondent VOLUNTARILY COMPLIED with RCW 59.20. As a result, compliance with RCW 59.20 has been achieved. If you are aggrieved by the Program Manager's decision, your attention is directed to the section entitled APPEAL RIGHTS at the end of this Notice, which outlines the procedures under RCW 59.30.040 for obtaining review of this decision by an administrative law judge.

I. BACKGROUND AND INVESTIGATION

1. The Complainant, Susan Northup, filed a complaint under RCW 59.30.040 with the Washington State Attorney General's Manufactured Housing Dispute Resolution Program (MHDRP) against her landlord, Mountain Villa Estates Mobile Home Park (Mountain Villa), alleging violations of the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), RCW 59.20. Mountain Villa is a mobile home park for purposes of RCW 59.20.030(10), and is located in Enumclaw, Washington.

2. In her complaint Ms. Northup alleged that Mountain Villa attempted to transfer the responsibility for the upkeep of permanent structures, specifically the driveway, sidewalk, shed, and carport, in violation RCW 50.20.135.

3. After contacting the parties and attempting to resolve the disputes through the informal dispute resolution process, the MHDRP conducted a formal investigation pursuant to RCW 59.30.040(3) and found that Mountain Villa was in violation of the MHLTA. However,

Mountain Villa agreed to comply with RCW 59.20.135 and an agreement was reached between the parties.

4. Mountain Villa agreed to perform the necessary repairs and the MHDRP has confirmed with Ms. Northup that they are complete.

II. CONCLUSIONS

1. The MHLTA regulates and determines the legal rights, remedies, and obligations arising from a rental agreement between a mobile home lot tenant and a mobile home park landlord. RCW 59.20.040. Any party aggrieved by a violation of RCW 59.20 party has the right to file a complaint with the MHDRP of the Attorney General's Office. RCW 59.30.040 (1). After receiving the complaint, the Attorney General's Office shall initiate the dispute resolution program by investigating alleged violations at its discretion and, if appropriate, facilitate negotiation between the parties. RCW 59.30.040(3). If after an investigation the MHDRP determines an agreement cannot be negotiated between the parties, the MHDRP will make a written determination on whether a violation of the MHLTA has occurred. RCW 59.30.040(5)-(6).

2. Here, following an investigation into the above-referenced complaint, the parties have reached an agreement. Mountain Villa has performed the necessary repairs on Ms. Northup's driveway and carport. This corrective action will alleviate Ms. Northup's concerns and prevent future violations of RCW 50.20.135. Accordingly, the MHDRP has concluded that Mountain Villa has not violated RCW 59.20.135, as the landlord has voluntarily complied with the law. No penalties shall be imposed at this time on either party.

III. ORDER

Now, based on the foregoing, it is therefore ORDERED that this **NOTICE OF NONVIOLATION/VOLUNTARY COMPLIANCE** be issued and served upon all parties in this matter pursuant to RCW 59.30.040.

Signed this 25 **day of** June**, 2010**

Manufactured Housing Dispute Resolution Program

ROBERT M. MCKENNA
Attorney General

CATHIE CALDWELL
Program Manager

A copy of this Notice has been mailed to the following parties:

Susan Northup — Complainant
[redacted]

Steve Terreault — Respondent
Cal-Am Properties
[redacted]

Anita Bourgeois
Mountain Villa Mobile Home Park
[redacted]

*****The Office of the Attorney General of Washington prohibits the use of its name to promote any business practice or service.***

APPEAL OF THIS NOTICE

You may appeal this Notice by requesting a hearing before an administrative law judge. RCW 59.30.040. Any appeal must be made within fifteen (15) days of receipt of this Notice and sent to the following address:

Attorney General of Washington
Manufactured Housing Dispute Resolution Program
800 Fifth Avenue Suite 2000
Seattle, WA 98104-3188

Your appeal must be submitted in writing and must be signed. The administrative law judge has authority to receive evidence and testimony in order to decide whether the evidence supports the MHDRP's decision by a preponderance of the evidence.

If you do not submit a signed, written appeal within fifteen (15) days of receiving this Notice, this Notice will become final and binding on all parties. For more information on your rights and responsibilities with regard to this Notice, consult RCW 59.30.