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FILED
SUPERIOR COURT
THURSTON COUNTY, WA

- 2026 FEB -9 PM 12:00

LINDA MYHRE ENLOW
THURSTON COUNTY CLERK

Hearing date: N/A
Hearing time: N/A
Judge/Calendar: N/A

STATE OF WASHINGTON
THURSTON COUNTY SUPERIOR COURT

WASHINGTON STATE HUMAN RIGHTS COMMISSION, presenting the case in support of the complaint filed by KATHRYN HULBERT and MICHAEL LOHNES,

Plaintiff,

v.

EVERGREEN-OLYMPIC PROPERTIES, INC. d.b.a. THE RANTS GROUP, LEGION SQUARE, LLC, BRYAN KOLB, PATRICK RANTS, DANIELLE RANTS, and TERI HAGLUND

Defendants.

NO. 24-2-03511-34

CONSENT DECREE

(Clerk's Action Required)

I. INTRODUCTION

1.1. Plaintiff Washington State Human Rights Commission (the Commission) filed a Complaint on October 1, 2024, against Defendants Evergreen-Olympic Properties, Inc. d.b.a. The Rants Group (Rants Group), Legion Square, LLC (Legion Square), Bryan Kolb, Patrick Rants, Danielle Rants, and Teri Haglund (collectively Defendants) to enforce the Washington Law Against Discrimination (WLAD) and remedy unlawful housing discrimination on the basis of disability, retaliation, and failure to provide reasonable accommodations. RCW 49.60.030(1)(c); RCW 49.60.222(1)(b), (1)(f), (1)(i), 2(b); and RCW 49.60.210(1).

1 2.3.3. Refusing to make reasonable accommodation(s) in rules, policies, practices,
2 or services when such accommodation(s) may be necessary to afford a person
3 with a sensory, mental, or physical disability equal opportunity to use and
4 enjoy a dwelling;

5 2.3.4. Making statements to a prospective tenants that indicate directly or indirectly
6 an intent to make a limitation, specification, or discrimination with respect to
7 real estate transactions based on the presence of any sensory, mental, or
8 physical disability;

9 2.3.5. Coercing, intimidating, threatening, and/or otherwise interfering with any
10 person in the exercise or enjoyment of, or on account of having exercised or
11 enjoyed, or on account of having aided or encouraged any other person in the
12 exercise or enjoyment of their fair housing rights; and

13 2.3.6. Retaliating against any person by evicting, expelling, or otherwise
14 discriminating against them due to a request for an accommodation related to
15 disability or opposing any practice forbidden by the Washington Law Against
16 Discrimination, RCW 49.60.

17 2.4. The provisions of Paragraph 2.3 shall apply to all properties owned, operated, or
18 managed by Defendants, including all dwellings in which Defendants have or acquire a direct or
19 indirect ownership, management, or other financial interest.

20 **III. NON-DISCRIMINATION AND REASONABLE ACCOMMODATION POLICY**

21 3.1. Upon entry of this Consent Decree, Defendants Rants Group and Legion Square
22 shall each implement the Nondiscrimination and Reasonable Accommodation Policy appearing at
23 **Appendix A**. The Nondiscrimination and Reasonable Accommodation Policy shall apply to all
24 properties covered by Paragraph 2.4 of this Consent Decree, and Defendants Rants Group and
25 Legion Square shall provide all rental applicants with a copy of the Nondiscrimination and
26 Reasonable Accommodation Policy appearing at **Appendix A**.

1 the Consent Decree and Nondiscrimination and Reasonable Accommodation Policy, and agree to
2 abide by the relevant provisions of the Consent Decree and Nondiscrimination and Reasonable
3 Accommodation Policy. This statement shall be in the form of **Appendix B**.

4 4.2. Within ninety (90) days from the date of entry of this Consent Decree, all
5 Defendants, including Defendants Rants Group's and Legion Square's respective agents,
6 managers, property managers, employees, and representatives, undergo live fair housing
7 training, whether in-person or via remote presentation, that shall include the following:

8 4.2.1. Coverage of disability discrimination in real estate transactions under the
9 WLAD;

10 4.2.2. Coverage of obligations of a housing provider to provide reasonable
11 accommodations for persons with a disability, including the duty to engage
12 in an interactive process; and

13 4.2.3. An opportunity for questions and answers.

14 4.3 The training shall be conducted by an independent, qualified third party, approved
15 in advance by the Office of the Attorney General. Defendants shall obtain confirmation of
16 attendance for each individual who receives training including the date, name of the course, length
17 of the course, name of the instructor, and name of the individual who completed the course. Copies
18 of these certificates, in the form of **Appendix C**, shall be submitted to the Office of the Attorney
19 General within fourteen (14) days after completion of the training. Defendants shall bear any
20 expenses associated with this training.

21 V. RECORD KEEPING AND REPORTING


22 5.1. For a period of five (5) years following the entry of this Consent Decree,
23 Defendants shall preserve all records related to their obligations under this Consent Decree in a
24 centralized location, including all documents, whether in paper or electronic form, that relate to
25 the following:
26

1 this Consent Decree. Nothing in this paragraph relieves any party of any other obligations
2 imposed by this Consent Decree.

3 8.2. This Consent Decree resolves all claims the Commission may have under the
4 Washington Law Against Discrimination, RCW 49.60, against Defendants arising out of the
5 facts described in the Complaint filed in this action, except that Defendants' failure to comply
6 with this Consent Decree shall permit the Commission to take such further action against
7 Defendants as provided in this Consent Decree, or otherwise allowed by law.

8 8.3. The Case Schedule Order, including the trial date, is hereby vacated. *The*
9 *clerk is directed to STRIKE all dates.* *AZ*

10 APPROVED on this 9 day of February, 2026.

11
12 
13 Hon. Anne Egeler

14 Presented by:

15 NICHOLAS W. BROWN
16 Attorney General

Agreed to and approved for entry by:

17 /s/ May Che
18 May Che, WSBA #62261
19 Assistant Attorney General
20 Office of the Attorney General
21 Civil Rights Division
22 800 Fifth Avenue, Suite 2000
23 Seattle, WA 98104
24 206-340-6780
25 may.chc@atg.wa.gov

17 /s/ Christopher Coker
18 Christopher Coker, WSBA #28229
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22 cjcoker@ylclaw.com

22 *Attorneys for Plaintiff Washington State*
23 *Human Rights Commission*

22 *Attorney for Defendants Legion Square, LLC,*
23 *and Bryan Kolb*

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AND BY:

/s/ Drew Mazzeo
Drew Mazzeo, WSBA #46506
Harbor Appeals and Law, PLLC
3510 53rd St
Gig Harbor, WA 98335
office@harborappeals.com

*Attorney for Defendants Evergreen-Olympic
Properties, Inc. d.b.a. The Rants Group,
Patrick Rants, Danielle Rants and
Teri Haglund*

1 Any person who requests an accommodation under this Policy shall not be subjected to adverse
2 treatment or retaliation because they made a reasonable accommodation request.

3 **Confidentiality:** All information provided by an applicant or tenant in requesting a reasonable
4 accommodation will be kept confidential and only be used to help provide the person who
5 requests a reasonable accommodation an equal opportunity to enjoy housing.

6 ***

7 Any action taken by an agent, manager, employee, or representative that results in unequal
8 service to, treatment of, or behavior toward tenants or applicants on the basis of race, color,
9 religion, national origin, citizenship or immigration status, sex, sexual orientation, marital status,
10 familial status, honorably discharged veteran or military status, or disability may constitute a
11 violation of state and/or federal fair housing laws. Any applicant or tenant who believes that any
12 of the above policies have been violated may contact the Washington Attorney General's office
13 toll-free at 1-844-323-3864 or the Washington State Human Rights Commission at
14 1-800-233-3247.
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APPENDIX B

ACKNOWLEDGMENT OF RECEIPT OF CONSENT DECREE AND
NONDISCRIMINATION AND REASONABLE ACCOMMODATION POLICY

I acknowledge that on _____, 20 __, I was provided copies of the Consent Decree entered by the Court in *Washington State Human Rights Commission (the Commission) v. Evergreen-Olympic Properties, Inc. d.b.a. The Rants Group, Legion Square, LLC, Bryan Kolb, Patrick Rants, Danielle Rants, and Teri Haglund*, Thurston County Superior Court, Case NO. 24-2-03511-34, and the Nondiscrimination and Reasonable Accommodation Policy adopted by [Evergreen-Olympic Properties, Inc. d.b.a. The Rants Group] [Legion Square, LLC]. I have read and understand these documents and have had my questions about these documents answered. I understand my legal responsibilities and shall comply with those responsibilities.

Signature

Print Name

Job Title/Position

Date

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APPENDIX C

FAIR HOUSING TRAINING ACKNOWLEDGMENT

I acknowledge that on _____, 20 __, I received _____ minutes of live fair housing training, whether in-person or via remote presentation, including coverage of disability discrimination, reasonable accommodations, the interactive process, and an opportunity for questions and answers.

Signature

Print Name

Job Title/Position

Date