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7 **STATE OF WASHINGTON**
8 **KING COUNTY SUPERIOR COURT**

9 In re:

10 FIG1 LLC,

11 Respondent.

NO.

ASSURANCE OF DISCONTINUANCE

[CLERK’S ACTION REQUIRED]

12 **I. INTRODUCTION**

13 Nicholas W. Brown, Attorney General, and Julia K. Doyle, Assistant Attorney General,
14 files this Assurance of Discontinuance. FIG1 LLC (“FIG1”) is a landlord and/or owner within the
15 meaning of the Washington Residential Landlord-Tenant Act, ch. 59.18 RCW (RLTA). The subject
16 property is located in Lakewood, Washington. This Assurance of Discontinuance resolves the
17 Attorney General’s concerns that FIG1 violated Engrossed House Bill (EHB) 1217, which amends
18 the RLTA, with respect to an unlawful rent increase.

19 **II. AGREED FINDINGS**

20 Under EHB 1217 and the RLTA, a landlord may not, subject to exemptions, increase the
21 rent during any 12-month period of a tenancy in an amount greater than seven percent (7%) plus
22 the consumer price index, or 10 percent (10%), whichever is less. The maximum annual rent
23 increase percentage allowed, through December 31, 2025, is 10%. EHB 1217 took effect on May
24 7, 2025.
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26

1 FIG1 issued a lease renewal offer to a tenant residing at Lone Tree Apartments, 5915
2 99th Street SW, Lakewood, Washington (the "Property") that increased rent in excess of the
3 maximum allowable amount under EHB 1217. The lease renewal offer was issued prior to May
4 7, 2025; however, the effective date of the increase was June 22, 2025, and therefore after EHB
5 1217 went into effect on May 7, 2025.

6 After receiving a notice from the Attorney General's Office that the rent increase was
7 unlawful, because it took effect after May 7, 2025, FIG1 represented to the Attorney General's
8 office that it had already rescinded and voided the subject lease renewal, and no tenant has made
9 any payments pursuant to the subject lease renewal.

10 **III. ASSURANCE OF DISCONTINUANCE**

11 The State deems that, subject to exemptions, increasing the rent during any 12-month
12 period of a residential tenancy in an amount greater than ten percent (10%), on or after May 7,
13 2025, violates EHB 1217 and the RLTA, regardless of when tenants were provided with notice
14 of such a rent increase.

15 FIG1 represents as follows: (1) FIG1 has rescinded and voided any and all lease renewals
16 that increased rent beyond the allowable amount under EHB 1217 and that were effective after
17 May 7, 2025; and (2) FIG1 has refunded and/or returned any and all payments made by tenants,
18 if any, pursuant to any and all such lease renewals.

19 FIG1 further represents that it will not initiate eviction proceedings against any tenant
20 for nonpayment of rent pursuant to any and all such lease renewals, nor take any other action to
21 enforce such lease renewals.

22 FIG1 agrees that, if any of the foregoing representations are materially inaccurate or
23 incomplete, it may be subject to an enforcement action by the Attorney General under EHB 1217
24 and the RLTA arising from any and all such lease renewals.

1 **IV. PAYMENT TO ATTORNEY GENERAL**

2 Within thirty (30) days of entry of this Assurance of Discontinuance, FIG1 shall pay two
3 thousand dollars (\$2,000) to the Office of the Attorney General for recovery of fees and costs
4 incurred in investigating this matter. This payment shall be made to the Office of the Attorney
5 General, Consumer Protection Division, Attention: Margaret Farmer, 800 Fifth Avenue, Suite
6 2000, Seattle, WA 98104, or as otherwise agreed by the parties.

7 **V. ADDITIONAL PROVISIONS**

8 This Assurance of Discontinuance is not an admission or finding that FIG1 violated EHB
9 1217 or the RLTA, however proof of failure to comply with this Assurance of Discontinuance
10 shall be prima facie evidence of a violation of EHB 1217 and the RLTA.

11 This Assurance of Discontinuance does not constitute a waiver of any rights held by
12 tenants of the Property under EHB 1217 and/or the RLTA, nor does it compromise any potential
13 claims tenants may have against FIG1.

14 The undersigned representative of FIG1 represents and warrants that they have the
15 authority to execute this Assurance of Discontinuance on behalf of FIG1 LLC.

16
17 APPROVED on this _____ day of _____, 2025.
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19 _____
JUDGE/COURT COMMISSIONER

20 Presented by:

21 NICHOLAS W. BROWN
22 Attorney General

Agreed to and approved for entry by:

23 _____
24 Julia K. Doyle, WSBA #43993
25 Assistant Attorney General
26 Attorneys for the State of Washington
Office of the Attorney General
800 Fifth Avenue, Suite 2000
Seattle, Washington 98104

Seshagiri Panchapagesan, Owner
On behalf of FIG1 LLC

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7 **STATE OF WASHINGTON**
 GRAYS HARBOR COUNTY SUPERIOR COURT

8 In re:

9 LEBEUF ESTATES, LLC,

10 Respondent.

NO.

ASSURANCE OF DISCONTINUANCE

[CLERK'S ACTION REQUIRED]

11
12 **I. INTRODUCTION**

13 Nicholas W. Brown, Attorney General, and Logan Starr, Assistant Attorney General, files
14 this Assurance of Discontinuance. LeBeuf Estates, LLC is a landlord and/or owner within the
15 meaning of the Washington Residential Landlord-Tenant Act, ch. 59.18 RCW (RLTA). The subject
16 property is located at 1405 East Beacon Avenue, Montesano, Washington. This Assurance of
17 Discontinuance resolves the Attorney General's concerns that LeBeuf Estates, LLC violated
18 Engrossed House Bill (EHB) 1217, which amends the RLTA, with respect to an unlawful rent
19 increase.

20 **II. AGREED FINDINGS**

21 Under EHB 1217 and the RLTA, a landlord may not, subject to exemptions, increase the
22 rent during any 12-month period of a tenancy in an amount greater than seven percent (7%) plus
23 the consumer price index, or 10 percent (10%), whichever is less. The maximum annual rent
24 increase percentage allowed, through December 31, 2025, is 10%. EHB 1217 took effect on May
25 7, 2025.
26

1 LeBeuf Estates, LLC issued lease renewal offers to tenants residing at 1405 East Beacon
2 Avenue that increased rent in excess of the maximum allowable amount under EHB 1217. The
3 lease renewal offers were issued prior to May 7, 2025, however the effective date of the increases
4 was July 1, 2025, and therefore after EHB 1217 went into effect on May 7, 2025.

5 After receiving a notice from the Attorney General's Office that the rent increases were
6 unlawful, because they took effect after May 7, 2025, LeBeuf Estates, LLC rescinded and/or
7 voided the subject lease renewals.

8 As of the execution date of this Assurance of Discontinuance, LeBeuf Estates, LLC has
9 refunded and/or returned any and all payments made by tenants, if any, pursuant to the subject
10 lease renewals.

11 III. ASSURANCE OF DISCONTINUANCE

12 The State deems that, subject to exemptions, increasing the rent during any 12-month
13 period of a residential tenancy in an amount greater than ten percent (10%), on or after May 7,
14 2025, violates EHB 1217 and the RLTA, regardless of when tenants were provided with notice
15 of such a rent increase.

16 LeBeuf Estates, LLC represents as follows: (1) LeBeuf Estates, LLC has rescinded and/or
17 voided any and all lease renewals that increased rent beyond the allowable amount under EHB
18 1217 and that were effective after May 7, 2025; and (2) LeBeuf Estates, LLC has refunded and/or
19 returned any and all payments made by tenants, if any, pursuant to any and all such lease
20 renewals.

21 LeBeuf Estates, LLC further represents that it will not initiate eviction proceedings
22 against any tenant for nonpayment of rent pursuant to any and all such lease renewals, nor take
23 any other action to enforce such lease renewals.

24 LeBeuf Estates, LLC agrees that, if any of the foregoing representations are materially
25 inaccurate or incomplete, it may be subject to an enforcement action by the Attorney General
26 under EHB 1217 and the RLTA arising from any and all such lease renewals.

1 **IV. PAYMENT TO ATTORNEY GENERAL**

2 Within thirty (30) days of entry of this Assurance of Discontinuance, LeBeuf Estates, LLC
3 shall pay two thousand dollars (\$2,000) to the Office of the Attorney General for recovery of fees
4 and costs incurred in investigating this matter. This payment shall be made to the Office of the
5 Attorney General, Consumer Protection Division, Attention: Margaret Farmer, 800 Fifth Avenue,
6 Suite 2000, Seattle, WA 98104, or as otherwise agreed by the parties.

7 **V. ADDITIONAL PROVISIONS**

8 This Assurance of Discontinuance is not an admission or finding that LeBeuf Estates,
9 LLC violated EHB 1217 or the RLTA, however proof of failure to comply with this Assurance
10 of Discontinuance shall be prima facie evidence of a violation of EHB 1217 and the RLTA.


11 This Assurance of Discontinuance does not constitute a waiver of any rights held by
12 tenants of 1405 East Beacon Avenue under EHB 1217 and/or the RLTA, nor does it compromise
13 any potential claims tenants may have against LeBeuf Estates, LLC.

14
15 APPROVED on this _____ day of _____, 2025.

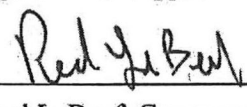
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17 _____
18 JUDGE/COURT COMMISSIONER

19 Presented by:

20 NICHOLAS W. BROWN
21 Attorney General

22 
23 Logan Starr, WSBA #55944
24 Assistant Attorney General
25 Attorneys for the State of Washington
26 Office of the Attorney General
 800 Fifth Avenue, Suite 2000
 Seattle, WA 98104

 Agreed to and approved for entry by:



 Real LeBeuf, Governor
 On behalf of LeBeuf Estates, LLC

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7 **STATE OF WASHINGTON**
8 **KING COUNTY SUPERIOR COURT**

9 In re:

10 BEXCO MANAGEMENT LLC,

11 Respondent.

NO.

ASSURANCE OF DISCONTINUANCE

[CLERK'S ACTION REQUIRED]

12 **I. INTRODUCTION**

13 Nicholas W. Brown, Attorney General, and Lauren Holzer, Assistant Attorney General, file
14 this Assurance of Discontinuance. BEXCO Management LLC (BEXCO) is a landlord and/or owner
15 within the meaning of the Washington Manufactured/Mobile Home Landlord-Tenant Act,
16 ch. 59.20 RCW (MHLTA). BEXCO is a landlord for the properties known as: (1) Roll Inn Mobile
17 Home Community, located in Port Angeles, Washington, (2) Settler's Mill Manufactured Home
18 Community, located in University Place, Washington, (3) Westgate Manufactured Home
19 Community, located in Royal City, Washington, and (4) Peabody Creek RV Park, located in
20 Port Angeles, Washington. This Assurance of Discontinuance resolves the Attorney General's
21 concerns that BEXCO violated Engrossed House Bill (EHB) 1217, which amends the MHLTA,
22 with respect to unlawful rent increases.

23 **II. AGREED FINDINGS**

24 Under EHB 1217 and the MHLTA, a landlord may not, subject to exemptions, increase
25 the rent during any 12-month period of a tenancy in an amount greater than five percent (5%).
26 EHB 1217 took effect on May 7, 2025.

1 BEXCO issued notices of rent increase to tenants residing at Roll Inn Manufactured Home
2 Community, Settler's Mill Manufactured Home Community, Westgate Manufactured Home
3 Community, and Peabody Creek RV Park that exceeded the maximum allowable amount under
4 EHB 1217. The notices were issued prior to May 7, 2025, however the effective date of the
5 increases was after May 7, 2025, and therefore after EHB 1217 went into effect.

6 After receiving a notice from the Attorney General's Office that the rent increases were
7 unlawful, because they took effect after May 7, 2025, BEXCO rescinded the subject notices to
8 tenants residing at Roll Inn Manufactured Home Community, Settler's Mill Manufactured Home
9 Community, Westgate Manufactured Home Community, and Peabody Creek RV Park.

10 As of the execution date of this Assurance of Discontinuance, BEXCO has refunded
11 and/or returned any and all payments made by tenants, if any, pursuant to the subject notices.

12 **III. ASSURANCE OF DISCONTINUANCE**

13 The State deems that, subject to exemptions, increasing the rent during any 12-month
14 period of a mobile home park tenancy in an amount greater than five percent (5%), on or after
15 May 7, 2025, violates EHB 1217 and the MHLTA, regardless of when tenants were provided
16 with notice of such a rent increase.

17 BEXCO represents as follows: (1) BEXCO has rescinded any and all notices of rent
18 increase that increased rent beyond the allowable amount under EHB 1217 and that were
19 effective after May 7, 2025; and (2) BEXCO has refunded and/or returned any and all payments
20 made by tenants, if any, pursuant to any and all such notices.

21 BEXCO further represents that it will not initiate eviction proceedings against any tenant
22 for nonpayment of rent pursuant to any and all such notices, nor take any other action to enforce
23 such notices.

24 BEXCO agrees that, if any of the foregoing representations are materially inaccurate or
25 incomplete, it may be subject to an enforcement action by the Attorney General under EHB 1217
26 and the MHLTA arising from any and all such notices of rent increase.

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V. ADDITIONAL PROVISIONS

This Assurance of Discontinuance is not an admission or finding that BEXCO violated EHB 1217 or the MHLTA, however proof of failure to comply with this Assurance of Discontinuance shall be prima facie evidence of a violation of EHB 1217 and the MHLTA.

The undersigned representative of BEXCO represents and warrants that they have the authority to execute this Assurance of Discontinuance on behalf of BEXCO Management LLC, Roll Inn Manufactured Home Community, Settler's Mill Manufactured Home Community, Westgate Manufactured Home Community, and Peabody Creek RV Park.

APPROVED on this _____ day of _____, 2025.

JUDGE/COURT COMMISSIONER

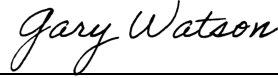
1 Presented by:

2 NICHOLAS W. BROWN
3 Attorney General

4 

5 LAUREN HOLZER, WSBA #59242
6 Assistant Attorney General
7 Attorneys for the State of Washington
8 800 Fifth Avenue, Suite 2000
9 Seattle, WA 98104
10 206-464-7744
11 Lauren.Holzer@atg.wa.gov
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Agreed to and approved for entry by:



Gary Watson
On behalf of BEXCO Management LLC

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7 **STATE OF WASHINGTON**
8 **KING COUNTY SUPERIOR COURT**

9 In re:

10 ALPINE MANOR LLC D/B/A ALPINE
11 MOBILE MANOR,

12 Respondent.

NO.

ASSURANCE OF DISCONTINUANCE

[CLERK'S ACTION REQUIRED]

13 **I. INTRODUCTION**

14 Nicholas W. Brown, Attorney General, and Lauren Holzer, Assistant Attorney General, file
15 this Assurance of Discontinuance. Alpine Manor LLC d/b/a Alpine Mobile Manor (Alpine) is a
16 landlord and/or owner within the meaning of the Washington Manufactured/Mobile Home
17 Landlord-Tenant Act, ch. 59.20 RCW (MHLTA). The subject property is located in Issaquah,
18 Washington. This Assurance of Discontinuance resolves the Attorney General's concerns that
19 Alpine violated Engrossed House Bill (EHB) 1217, which amends the MHLTA, with respect to an
20 unlawful rent increase.

21 **II. AGREED FINDINGS**

22 Under EHB 1217 and the MHLTA, a landlord may not, subject to exemptions, increase
23 the rent during any 12-month period of a tenancy in an amount greater than five percent (5%).
24 EHB 1217 took effect on May 7, 2025.

25 Alpine issued notices of rent increase to tenants residing at Alpine that exceeded the
26 maximum allowable amount under EHB 1217. The notices were issued prior to May 7, 2025,

1 | however the effective date of the increases was after May 7, 2025, and therefore after EHB 1217
2 | went into effect.

3 | After receiving a notice from the Attorney General's Office that the rent increases were
4 | unlawful, because they took effect after May 7, 2025, Alpine rescinded the subject notices.

5 | As of the execution date of this Assurance of Discontinuance, Alpine has refunded and/or
6 | returned any and all payments made by tenants, if any, pursuant to the subject notices.

7 | **III. ASSURANCE OF DISCONTINUANCE**

8 | The State deems that, subject to exemptions, increasing the rent during any 12-month
9 | period of a mobile home park tenancy in an amount greater than five percent (5%), on or after
10 | May 7, 2025, violates EHB 1217 and the MHLTA, regardless of when tenants were provided
11 | with notice of such a rent increase.

12 | Alpine represents as follows: (1) Alpine has rescinded any and all notices of rent increase
13 | that increased rent beyond the allowable amount under EHB 1217 and that were effective after
14 | May 7, 2025; and (2) Alpine has refunded and/or returned any and all payments made by tenants,
15 | if any, pursuant to any and all such notices.

16 | Alpine further represents that it will not initiate eviction proceedings against any tenant
17 | for nonpayment of rent pursuant to any and all such notices, nor take any other action to enforce
18 | such notices.

19 | Alpine agrees that, if any of the foregoing representations are materially inaccurate or
20 | incomplete, it may be subject to an enforcement action by the Attorney General under EHB 1217
21 | and the MHLTA arising from any and all such notices of rent increase.

22 | **IV. PAYMENT TO ATTORNEY GENERAL**

23 | Within thirty (30) days of entry of this Assurance of Discontinuance, Alpine shall pay two
24 | thousand dollars (\$2,000) to the Office of the Attorney General for recovery of fees and costs
25 | incurred in investigating this matter. This payment shall be made to the Office of the Attorney
26 |

General, Consumer Protection Division, Attention: Margaret Farmer, 800 Fifth Avenue, Suite 2000, Seattle, WA 98104, or as otherwise agreed by the parties.

V. ADDITIONAL PROVISIONS

This Assurance of Discontinuance is not an admission or finding that Alpine violated EHB 1217 or the MHLTA, however proof of failure to comply with this Assurance of Discontinuance shall be prima facie evidence of a violation of EHB 1217 and the MHLTA.

This Assurance of Discontinuance does not constitute a waiver of any rights held by tenants of Alpine under EHB 1217 and/or the MHLTA, nor does it compromise any potential claims tenants may have against Alpine.


The undersigned representative of Alpine Mobile Manor represents and warrants that they have the authority to execute this Assurance of Discontinuance on behalf of Alpine Mobile Manor.

APPROVED on this _____ day of _____, 2025.

JUDGE/COURT COMMISSIONER

Presented by:

NICHOLAS W. BROWN
Attorney General



LAUREN HOLZER, WSBA #59242
Assistant Attorney General
Attorneys for the State of Washington
800 Fifth Avenue, Suite 2000
Seattle, WA 98104
206-464-7744
Lauren.Holzer@atg.wa.gov

Agreed to and approved for entry by:



Rees Van den Broek, Owner
On behalf of Alpine Mobile Manor

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7 **STATE OF WASHINGTON**
8 **CLARK COUNTY SUPERIOR COURT**

9 In re:

10 DEER POINT MEADOWS
11 INVESTMENTS, LLC,

Respondent.

NO.

ASSURANCE OF DISCONTINUANCE

[CLERK'S ACTION REQUIRED]

12
13 **I. INTRODUCTION**

14 Nicholas W. Brown, Attorney General, and Benjamin Carr, Assistant Attorney General, file
15 this Assurance of Discontinuance. Deer Point Meadows Investments, LLC. (Deer Point Meadows)
16 is a landlord and/or owner of multiple properties within the meaning of the Washington
17 Manufactured/Mobile Home Landlord-Tenant Act, ch. 59.20 RCW (MHLTA). The subject
18 properties are located in Vancouver, Ridgefield, Yakima, and Kennewick, Washington. This
19 Assurance of Discontinuance resolves the Attorney General's concerns that Deer Point Meadows
20 violated Engrossed House Bill (EHB) 1217, which amends the MHLTA, with respect to unlawful
21 rent increases.

22 **II. AGREED FINDINGS**

23 Under EHB 1217 and the MHLTA, a landlord may not, subject to exemptions, increase
24 the rent during any 12-month period of a tenancy in an amount greater than five percent (5%).
25 EHB 1217 took effect on May 7, 2025.

26 Deer Point Meadows issued notices of rent increase to tenants residing at Hidden Village

1 Mobile Home Park, Tri-Cities RV Park, Clark County RV Park, and Ninety 9 (County Estates)
2 RV park that exceeded the maximum allowable amount under EHB 1217. The notices were
3 issued prior to May 7, 2025, however the effective date of the increases was after May 7, 2025,
4 and therefore after EHB 1217 went into effect.

5 After receiving a notice from the Attorney General's Office that the rent increases were
6 unlawful, because they took effect after May 7, 2025, Deer Point Meadows rescinded the
7 subject notices.

8 As of the execution date of this Assurance of Discontinuance, Deer Point Meadows has
9 refunded and/or returned any and all payments made by tenants, if any, pursuant to the
10 subject notices.

11 **III. ASSURANCE OF DISCONTINUANCE**

12 The State deems that, subject to exemptions, increasing the rent during any 12-month
13 period of a mobile home park tenancy in an amount greater than five percent (5%), on or after
14 May 7, 2025, violates EHB 1217 and the MHLTA, regardless of when tenants were provided
15 with notice of such a rent increase.

16 Deer Point Meadows represents as follows: (1) Deer Point Meadows has rescinded any
17 and all notices of rent increase to tenants of their subject properties that increased rent beyond
18 the allowable amount under EHB 1217 and that were effective after May 7, 2025; and (2) Deer
19 Point Meadows has refunded and/or returned any and all payments made by tenants, if any,
20 pursuant to any and all such notices. If Deer Point Meadows identifies or becomes aware of
21 additional tenants who received the subject notices, sent prior to the date of this Assurance of
22 Discontinuance, Deer Point Meadows will refund and/or return any and all payments made by
23 such tenants pursuant to such notices, and provide documentation of such to the State.

24 Deer Point Meadows further represents that it will not initiate eviction proceedings
25 against any tenant for nonpayment of rent pursuant to any and all such notices, nor take any other
26 action to enforce such notices.

1 Deer Point Meadows agrees that, if any of the foregoing representations are materially
2 inaccurate or incomplete, it may be subject to an enforcement action by the Attorney General
3 under EHB 1217 and the MHLTA arising from any and all such notices of rent increase.

4 **IV. PAYMENT TO ATTORNEY GENERAL**

5 Within thirty (30) days of entry of this Assurance of Discontinuance, Deer Point Meadows
6 shall pay two thousand dollars (\$2,000) to the Office of the Attorney General for recovery of fees
7 and costs incurred in investigating this matter. This payment shall be made to the Office of the
8 Attorney General, Consumer Protection Division, Attention: Margaret Farmer, 800 Fifth Avenue,
9 Suite 2000, Seattle, WA 98104, or as otherwise agreed by the parties.

10 **V. ADDITIONAL PROVISIONS**

11 This Assurance of Discontinuance is not an admission or finding that Deer Point
12 Meadows violated EHB 1217 or the MHLTA; however, proof of failure to comply with this
13 Assurance of Discontinuance shall be prima facie evidence of a violation of EHB 1217 and
14 the MHLTA.

15 The parties are entering this agreement to avoid the time and expense of litigation. This
16 Assurance of Discontinuance does not constitute a waiver of any rights held by tenants of Deer
17 Point Meadows subject properties under EHB 1217 and/or the MHLTA, nor does it compromise
18 any potential claims tenants may have against Deer Point Meadows.

19 The undersigned representative of Deer Point Meadows represents and warrants that they
20 have the authority to execute this Assurance of Discontinuance on behalf of Deer
21 Point Meadows.

22
23 APPROVED on this _____ day of _____, 2025.

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25 _____
26 JUDGE/COURT COMMISSIONER

1 APPROVED on this _____ day of July, 2025.
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4 JUDGE/COURT COMMISSIONER
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8 Presented by:
9

10 NICHOLAS W. BROWN
11 Attorney General

12 s/ Ben Carr

13 BEN CARR, WSBA #40778
14 Assistant Attorney General
15 Attorneys for the State of Washington
16 Office of the Attorney General
17 800 Fifth Avenue, Suite 2000
18 Seattle, WA 98104
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Agreed to and approved for entry by:

Samantha Underwood

Samantha Underwood, Resident Relations
and acting as agent on behalf of Deer Point
Meadows

s/ Scott K. Matthews

Scott Matthews, WSBA#41865
Attorney for Deer Point Meadows
710 Evergreen Blvd.
Vancouver, WA 98660
PH: 360-505-9302 FAX 360-859-1409
scott@scottmatthewslaw.com

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7 **STATE OF WASHINGTON**
8 **PIERCE COUNTY SUPERIOR COURT**

9 In re:

10 TA VALLEY FEE OWNER LLC D/B/A
11 TOWNHOMES AT MOUNTAIN VIEW
12 VALLEY,

Respondent.

NO.

ASSURANCE OF DISCONTINUANCE

[CLERK'S ACTION REQUIRED]

13 **I. INTRODUCTION**

14 Nicholas W. Brown, Attorney General, and Kelsey Burazin, Assistant Attorney General,
15 file this Assurance of Discontinuance. TA Valley Fee Owner LLC d/b/a Townhomes at Mountain
16 View Valley (Mountain View Valley) is a landlord and/or owner within the meaning of the
17 Washington Residential Landlord-Tenant Act, ch. 59.18 RCW (RLTA). The subject property is
18 located in Puyallup, Washington. This Assurance of Discontinuance resolves the Attorney
19 General's concerns that Mountain View Valley violated Engrossed House Bill (EHB) 1217, which
20 amends the RLTA, with respect to an unlawful rent increase.

21 **II. AGREED FINDINGS**

22 Under EHB 1217 and the RLTA, a landlord may not, subject to exemptions, increase the
23 rent during any 12-month period of a tenancy in an amount greater than seven percent (7%) plus
24 the consumer price index, or 10 percent (10%), whichever is less. The maximum annual rent
25 increase percentage allowed, through December 31, 2025, is 10%. EHB 1217 took effect on
26 May 7, 2025.

1 Mountain View Valley issued lease renewal offers to tenants residing at Townhomes at
2 Mountain View – Valley 509 Valley Ave NE Puyallup, WA 98372-6965 that increased rent in
3 excess of the maximum allowable amount under EHB 1217. The lease renewal offers were
4 issued prior to May 7, 2025, however the effective date of the increases was after May 7, 2025,
5 and therefore after EHB 1217 went into effect.

6 After receiving a notice from the Attorney General's Office that the rent increases were
7 unlawful, because they took effect after May 7, 2025, Mountain View Valley rescinded and/or
8 voided the subject lease renewals.

9 As of the execution date of this Assurance of Discontinuance, Mountain View Valley has
10 refunded and/or returned any and all payments made by tenants, if any, pursuant to the subject
11 lease renewals.

12 **III. ASSURANCE OF DISCONTINUANCE**

13 The State deems that, subject to exemptions, increasing the rent during any 12-month
14 period of a residential tenancy in an amount greater than ten percent (10%), on or after
15 May 7, 2025, violates EHB 1217 and the RLTA, regardless of when tenants were provided with
16 notice of such a rent increase.

17 Mountain View Valley represents as follows: (1) Mountain View Valley has rescinded
18 and/or voided any and all lease renewals that increased rent beyond the allowable amount under
19 EHB 1217 and that were effective after May 7, 2025; and (2) Mountain View Valley has
20 refunded and/or returned any and all payments made by tenants, if any, pursuant to any and all
21 such lease renewals.

22 Mountain View Valley further represents that it will not initiate eviction proceedings
23 against any tenant for nonpayment of rent pursuant to any and all such lease renewals, nor take
24 any other action to enforce such lease renewals.

1 Mountain View Valley agrees that, if any of the foregoing representations are materially
2 inaccurate or incomplete, it may be subject to an enforcement action by the Attorney General
3 under EHB 1217 and the RLTA arising from any and all such lease renewals.

4 **IV. PAYMENT TO ATTORNEY GENERAL**

5 Within thirty (30) days of entry of this Assurance of Discontinuance, Mountain View
6 Valley shall pay two thousand dollars (\$2,000) to the Office of the Attorney General for recovery
7 of fees and costs incurred in investigating this matter. This payment shall be made to the
8 Office of the Attorney General, Consumer Protection Division, Attention: Margaret Farmer,
9 800 Fifth Avenue, Suite 2000, Seattle, WA 98104, or as otherwise agreed by the parties.

10 **V. ADDITIONAL PROVISIONS**

11 This Assurance of Discontinuance is not an admission or finding that Mountain View
12 Valley violated EHB 1217 or the RLTA, however proof of failure to comply with this Assurance
13 of Discontinuance shall be prima facie evidence of a violation of EHB 1217 and the RLTA.

14 This Assurance of Discontinuance does not constitute a waiver of any rights held by
15 tenants of Townhomes at Mountain View – Valley 509 Valley Ave NE Puyallup, WA
16 98372-6965 under EHB 1217 and/or the RLTA, nor does it compromise any potential claims
17 tenants may have against Mountain View Valley.

18 The undersigned representative of Mountain View Valley represents and warrants that
19 they have the authority to execute this Assurance of Discontinuance on behalf of Mountain View
20 Valley.

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22 APPROVED on this _____ day of _____, 2025.

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25 JUDGE/COURT COMMISSIONER
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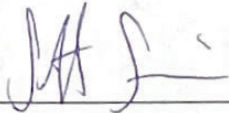
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Presented by:

NICHOLAS W. BROWN
Attorney General

KELSEY BURAZIN, WSBA #55370
Assistant Attorney General
Attorneys for the State of Washington
Office of the Attorney General
800 Fifth Avenue, Suite 2000
Seattle, WA 98104
206-464-7744
Kelsey.Burazin@atg.wa.gov

Agreed to and approved for entry by:



Scott Sisson, Owner
On behalf of TA Valley Fee Owner LLC
d/b/a Townhomes at Mountain View Valley

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7 **STATE OF WASHINGTON**
8 **SNOHOMISH COUNTY SUPERIOR COURT**

9 In re:

10 EDMONDS GATEWAY
11 APARTMENTS, LLC,

Respondent.

NO.

ASSURANCE OF DISCONTINUANCE

[CLERK'S ACTION REQUIRED]

12
13 **I. INTRODUCTION**

14 Nicholas W. Brown, Attorney General, and Lauren Holzer, Assistant Attorney General, file
15 this Assurance of Discontinuance. Edmonds Gateway Apartments, LLC is a landlord and/or owner
16 within the meaning of the Washington Residential Landlord-Tenant Act, ch. 59.18 RCW (RLTA).
17 The subject property is located in Edmonds, Washington. This Assurance of Discontinuance
18 resolves the Attorney General's concerns that Edmonds Gateway Apartments, LLC violated
19 Engrossed House Bill (EHB) 1217, which amends the RLTA, with respect to an unlawful rent
20 increase.

21 **II. AGREED FINDINGS**

22 Under EHB 1217 and the RLTA, a landlord may not, subject to exemptions, increase the
23 rent during any 12-month period of a tenancy in an amount greater than seven percent (7%) plus
24 the consumer price index, or 10 percent (10%), whichever is less. The maximum annual rent
25 increase percentage allowed, through December 31, 2025, is 10%. EHB 1217 took effect on
26 May 7, 2025.

1 Edmonds Gateway Apartments, LLC issued lease renewal offers to tenants residing at
2 Edmonds Gateway Apartments that increased rent in excess of the maximum allowable amount
3 under EHB 1217. The lease renewal offers were issued prior to May 7, 2025, however the
4 effective date of the increases was after May 7, 2025 and therefore after EHB 1217 went into
5 effect.

6 After receiving a notice from the Attorney General's Office that the rent increases were
7 unlawful, because they took effect after May 7, 2025, Edmonds Gateway Apartments, LLC
8 rescinded and/or voided the subject lease renewals.

9 As of the execution date of this Assurance of Discontinuance, Edmonds Gateway
10 Apartments, LLC has refunded and/or returned any and all payments made by tenants, if any,
11 pursuant to the subject lease renewals.

12 **III. ASSURANCE OF DISCONTINUANCE**

13 The State deems that, subject to exemptions, increasing the rent during any 12-month
14 period of a residential tenancy in an amount greater than ten percent (10%), on or after
15 May 7, 2025, violates EHB 1217 and the RLTA, regardless of when tenants were provided with
16 notice of such a rent increase. Edmonds Gateway Apartments, LLC does not admit or agree that
17 the lease renewal offers and accompanying rent increases described in this Assurance of
18 Discontinuance violate EHB 1217 or the RLTA.

19 Edmonds Gateway Apartments, LLC represents as follows: (1) Edmonds Gateway
20 Apartments, LLC has rescinded and/or voided any and all rent increases that increased rent
21 beyond the allowable amount under EHB 1217 and that were effective after May 7, 2025; and
22 (2) Edmonds Gateway Apartments, LLC has refunded and/or returned any and all payments made
23 by tenants, if any, pursuant to any and all such rent increases.

24 Edmonds Gateway Apartments, LLC further represents that it will not initiate eviction
25 proceedings against any tenant for nonpayment of rent pursuant to any and all such rent
26 increases, nor take any other action to enforce such rent increases.

1 Edmonds Gateway Apartments, LLC agrees that, if any of the foregoing representations
2 are materially inaccurate or incomplete, it may be subject to an enforcement action by the
3 Attorney General under EHB 1217 and the RLTA arising from any and all such lease renewals.

4 **IV. PAYMENT TO ATTORNEY GENERAL**

5 Within thirty (30) days of entry of this Assurance of Discontinuance, Edmonds Gateway
6 Apartments, LLC shall pay two thousand dollars (\$2,000) to the Office of the Attorney General for
7 recovery of fees and costs incurred in investigating this matter. This payment shall be made to the
8 Office of the Attorney General, Consumer Protection Division, Attention: Margaret Farmer,
9 800 Fifth Avenue, Suite 2000, Seattle, WA 98104, or as otherwise agreed by the parties.

10 **V. ADDITIONAL PROVISIONS**

11 This Assurance of Discontinuance is not an admission or finding that Edmonds Gateway
12 Apartments, LLC violated EHB 1217 or the RLTA, however proof of failure to comply with this
13 Assurance of Discontinuance by Edmonds Gateway Apartments, LLC shall be prima facie
14 evidence of a violation of EHB 1217 and the RLTA.

15 This Assurance of Discontinuance does not constitute a waiver of any rights held by
16 tenants of Edmonds Gateway Apartments under EHB 1217 and/or the RLTA, nor does it
17 compromise any potential claims tenants may have against Edmonds Gateway Apartments, LLC.


18 The undersigned representative of Edmonds Gateway Apartments, LLC represents and
19 warrants that they have the authority to execute this Assurance of Discontinuance on behalf of
20 Edmonds Gateway Apartments, LLC.

21
22 APPROVED on this _____ day of _____, 2025.

23
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25 _____
26 JUDGE/COURT COMMISSIONER

1 Presented by:

2 NICHOLAS W. BROWN
3 Attorney General

4 

5 LAUREN HOLZER, WSBA #59242
6 Assistant Attorney General
7 Attorneys for the State of Washington
8 Office of the Attorney General
9 800 Fifth Avenue, Suite 2000
Seattle, WA 98104
206-464-7744
Lauren.Holzer@atg.wa.gov

Agreed to and approved for entry by:

MONTGOMERY PURDUE, PLLC
Attorneys for Edmonds Gateway
Apartments, LLC



Christopher M. Reed, WSBA #49716
Montgomery Purdue PLLC
701 Fifth Avenue, Suite 5500
Seattle, WA 98104
206-682-7090
On behalf of Edmonds Gateway
Apartments, LLC

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7 **STATE OF WASHINGTON**
8 **SNOHOMISH COUNTY SUPERIOR COURT**

9 In re:

10 GRIFFIS NORTH CREEK
11 APARTMENT HOMES

NO.

ASSURANCE OF DISCONTINUANCE

[CLERK'S ACTION REQUIRED]

Respondent.

12 **I. INTRODUCTION**

13 Nicholas W. Brown, Attorney General, and Benjamin Carr, Assistant Attorney General,
14 file this Assurance of Discontinuance. Griffis North Creek Apartment Homes (Griffis) is a landlord
15 and/or owner within the meaning of the Washington Residential Landlord-Tenant Act,
16 ch. 59.18 RCW (RLTA). The subject property is located in Bothell, Washington. This Assurance
17 of Discontinuance resolves the Attorney General's concerns that Griffis violated Engrossed House
18 Bill (EHB) 1217, which amends the RLTA, with respect to unlawful rent increases.

19 **II. AGREED FINDINGS**

20 Under EHB 1217 and the RLTA, a landlord may not, subject to exemptions, increase the
21 rent during any 12-month period of a tenancy in an amount greater than seven percent (7%)
22 plus the consumer price index, or 10 percent (10%), whichever is less. The maximum annual
23 rent increase percentage allowed, through December 31, 2025, is 10%. EHB 1217 took effect
24 on
25 May 7, 2025.

26 Griffis issued notices of rent increases to tenants residing at Griffis North Creek

1 Apartment Homes that increased rent in excess of the maximum allowable amount under
2 EHB 1217. As part of the lease renewal process, Griffis also offered various rent rate options
3 (e.g. yearly vs. month-to-month) which were not in parity with each other. The notices of rent
4 increase were issued prior to May 7, 2025, however the effective date of the increases was after
5 May 7, 2025, and therefore after EHB 1217 went into effect.

6 After receiving a notice from the Attorney General's Office that the rent increases were
7 unlawful, because they took effect after May 7, 2025, Griffis rescinded and/or voided the
8 subject rent increases.

9 As of the execution date of this Assurance of Discontinuance, Griffis has refunded
10 and/or returned any and all payments made by tenants, if any, pursuant to the subject rent
11 increases.

12 **III. ASSURANCE OF DISCONTINUANCE**

13 The State deems that, subject to exemptions, increasing the rent during any 12-month
14 period of a residential tenancy in an amount greater than ten percent (10%), on or after
15 May 7, 2025, violates EHB 1217 and the RLTA, regardless of when tenants were provided with
16 notice of such a rent increase.

17 Griffis represents as follows: (1) Griffis has rescinded and/or voided any and all rent
18 increases that increased rent beyond the allowable amount under EHB 1217 and that were
19 effective after May 7, 2025; and (2) Griffis has refunded and/or returned any and all payments
20 made by tenants, if any, pursuant to any and all such rent increases.

21 Griffis further represents that it will not initiate eviction proceedings against any tenant
22 for nonpayment of rent pursuant to any and all such rent increases, nor take any other action to
23 enforce such rent increases.

24 Griffis agrees that, if any of the foregoing representations are materially inaccurate or
25 incomplete, it may be subject to an enforcement action by the Attorney General under EHB
26 1217 and the RLTA arising from any and all such rent increases.

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3 Presented by:

4 NICHOLAS W. BROWN
5 Attorney General

6
7 BEN CARR, WSBA #40778
8 Assistant Attorney General
9 Attorneys for the State of Washington
10 Office of the Attorney General
11 800 Fifth Avenue, Suite 2000
12 Seattle, WA 98104
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Agreed to and approved for entry by:

Mali Maurey

Mali Maurey

On behalf of Griffis North Creek Apartment
Homes