

Cuéntenos

¿Tiene usted una queja contra un PARQUE DE CASAS MANUFACTURADAS O MOVILES?

- Prácticas Injustas
- Reglas Irrazonables
- Aumentos de Renta Sin Restricción
- Posición de Negociación Desigual Después de Tenencia

La Legislatura de Washington en 2005 aprobó una ley requiriendo que la Oficina de Vivienda Manufacturada (OMH) se mantenga al tanto de quejas registradas por inquilinos en parques de casas móviles. El OMH usará esta información para recomendar a la Legislatura en el 2006 cuales son los cambios necesarios para resolver disputas en los parques y el trato injusto por parte de los administradores/dueños.



**Necesitamos su ayuda para la
lucha en conseguir un
TRATO JUSTO para TODOS
los Dueños de Casas Moviles**

Es muy importante que el OMH sepa los problemas que usted esté enfrentando sobre casas móviles – ellos necesitan reunir suficientes datos antes de la sesión legislativa del 2006. Ejemplos de las violaciones incluyen: reglas de parque irrazonables; problemas con garajes/cobertizos; falta de mantenimiento en áreas comunes; aumentos de renta más de una vez al año; reglas ejecutadas arbitrariamente; falta de reparación de servicios públicos en tiempo oportuno; y falta de renovación automática de contratos de renta. Al compartir su historia nos puede ayudar a obtener un **TRATO JUSTO** para los dueños de casas móviles en Washington.

Cuéntenos.

Llame 1-800-964-0852

O visite www.cted.wa.gov/omh

Después de llamar al OMH, le enviarán un formulario de queja. Regrese el formulario al OMH a la siguiente dirección:

**Office of Manufactured Housing
PO Box 42525
Olympia WA 98504-2525**

Para mayor información llame a:

Mobile Home Owners of America, Inc. (MHOA) al 1-360-377-4004

Mobile Home Tenants Association (MTA) al 1-253-840-4194



**Manufactured/Mobile Home Landlord-Tenant
Unfair Practices Complaint
ASSISTANCE REQUEST FORM**

Use this form to file a complaint alleging unfair practices or violations
of Chapter 59.20 RCW (Manufactured/Mobile Home Landlord-Tenant Act)*.

1. Caller Information

I am a park resident I am a park manager/owner

First Name _____	Last Name _____	Day () Evening () Phone Number _____
Street Address _____		
City _____	State _____	Zip Code _____

2. Park Information

Park Name _____	Number of homes in park? _____	
Street Address _____		
City _____	State _____	Zip Code _____
		Day () Evening () Phone Number _____
Park Managers First Name _____	Last Name _____	Day () Evening () Phone Number _____
Park Owners First Name _____	Last Name _____	Day () Evening () Phone Number _____
Park Owner Street Address _____		
City _____	State _____	Zip Code _____

3. Identify the Issue(s)

Please use the enclosed Index to identify allegations of unfair practices or violations of RCW 59.20 that you believe apply (e.g., "Abandonment 59.20.030(1)"). Attach other documents, such as **copies** of written notices and correspondence, if necessary to fully describe the situation.

- _____ #1 _____
- _____ #2 _____
- _____ #3 _____
- _____ #4 _____
- _____ #5 _____

*Copies of the Mobile/Manufactured Housing Landlord-Tenant Act, Chapter 59.20 RCW, are available at no cost by calling the Washington State Office of Manufactured Housing toll-free at 1-800-964-0852.

4. Steps taken to address the Issues

Describe the steps you have taken regarding each issue. **Important:** Include names, phone numbers and/or addresses of organizations and individuals contacted (e.g., Health Department, Building Department, Law Enforcement, Labor & Industries). Include copies of any documentation resulting from the conversation. Describe any conversations you have had about this issue, with whom, contact information, and the date of contact. **ATTACH copies** of any written correspondence, permits, or other relevant documentation. **If you specified a time frame for a response, include that information and the date of expiration.**

5. Outcome

Briefly describe what you would consider a satisfactory outcome(s) to the issue(s).

6. Approval and Signature

I confirm that the information given in this request and any attachments are true and correct to the best of my knowledge. I have included a copy of the written notice I provided to the Park Resident or Park Owner. I further understand that no action will be taken on this request for assistance without my signature on this form.

Signature

Date

**RETURN TO: Office of Manufactured Housing, PO Box 42525, Olympia, WA 98504-2525
(360) 725-2971 or 1-800-964-0852 (Toll-free within Washington); Fax (360) 586-5880**

OFFICE USE ONLY

SV: Date: _____ Staff: _____ Notes: _____

DB: Date: _____ Staff: _____ Notes: _____

Ref: 59.20 §

Index to Manufactured/Mobile Home Landlord-Tenant Act: RCW 59.20

Key to Acronyms:

RCW = Revised Code of Washington

CO = Community Owner, MHO = Manufactured/Mobile Home Owner

RCW 59.20.*** and MHLTA = Manufactured/Mobile Home Landlord-Tenant Act

ISSUES	WHERE INFORMATION CAN BE FOUND
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Abandonment	RCW 59.20.030
Ants (etc.)	RCW 59.20.130(5)
Care providers (live-in)	RCW 59.20.145.
Carpport repair	RCW 59.20.135
Closing Community	RCW 59.20.080(e) & RCW 59.21.030.
Compliance with laws	CO: RCW 59.20.130(1) MHO: RCW 59.20.080 (d)
Deposits	RCW 59.20.060(h) & RCW 59.20.160 & RCW 59.20.170
Dispute Resolution (mediation)	RCW 59.20.080(2) & RCW 59.20.250
Eviction	RCW 59.20.080
Good Faith	RCW 59.20.020 (definition per RCW 62A: "Good faith" means honesty in fact and the observance of reasonable commercial standards of fair dealing.)
Guests	RCW 59.20.060(2)(f).
Health/sanitation enforcement	RCW 59.20.190
Improvements by tenant	RCW 59.20.100
Landlord's Duties	RCW 59.20.130.
Landlord's prohibited acts	RCW 59.20.070
Landlord's retaliation	RCW 59.20.075 & RCW 59.20.070(5)
Lease	<i>See Rental Agreement</i>
Maintenance	RCW 59.20.130(3)&(4) <i>of common areas</i> RCW 59.20.135 RCW 59.20.130(6) <i>of utilities</i>
Mediation	<i>See Dispute Resolution.</i>
Mobile Home Park definition	RCW 59.20.030(6)
Notice	RCW 59.20.150
Pets	Rules for pets vary for each community. <i>See "Rules"</i> RCW 59.20.080(1)(a) for changes in park rules regarding pets`
Privacy of tenant	RCW 59.20.130(7)

ISSUES	WHERE INFORMATION CAN BE FOUND
Rent Raises	<p>Landlord must give tenant 3 month written notice of rent increase, regardless of term of lease. RCW 59.20.090(2)</p> <p>State law/RCW does not set limits on amount of rent increases.</p>
Rental Agreement	<p>RCW 59.20.040: <i>"All such rental agreements shall be unenforceable to the extent of any conflict with any provision of this chapter."</i></p> <p>RCW 59.20.050 & RCW 59.20.060(1) <i>required contents</i></p> <p>RCW 59.20.060(2) <i>shall not contain</i> & RCW 59.20.090(1)</p> <p>RCW 59.20.073(1) <i>rental agreement shall be assignable</i></p> <p>RCW 59.20.090(3) <i>rental agreement termination</i></p>
Repairs timeline	RCW 59.20.200
Road maintenance	RCW 59.20.130(9)
Rules	<p>Rules are part of the rental agreement. RCW 59.20.060(c)</p> <p>Enforceability of rules against a tenant RCW 59.20.045</p> <p>Changes in rules regarding pets, children, or recreational facilities require 6 months written notice to comply. RCW 59.20.080(1)(a)</p>
RVs recreational vehicles	RCW 59.20.030(10)
Screening	RCW 59.20.073(5)
Secured party	RCW 59.20.074
Selling MH	RCW 59.20.073 & RCW 59.20.070(1)
Shed repair	RCW 59.20.135
Tenant's Duties	RCW 59.20.140
Tenant seeking remedies	RCW 59.20.240
Termination of tenancy	RCW 59.20.090(3) & RCW 59.20.090(4)
Towing vehicles	RCW 59.20.060(2)(b)
Utilities	<p>RCW 59.20.070(6) & RCW 59.20.130(6)</p> <p>Repairs timeline: RCW 59.20.200</p>