

**From:** [Alicia Litts](#)  
**To:** [Don Cole](#)  
**Subject:** Fw: [77 Central Neighbors] For those with no heat (or other safety issues)  
**Date:** Wednesday, November 9, 2022 12:14:13 PM  
**Attachments:** [image003.gif](#)  
[NOTICE REQUESTING REPAIRS 24OCT22.jpg](#)

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Mr. Cole, your information was passed to me by Laura Shepherd as I am also a resident of 77 Central. I gave C&W notice of repairs required on October 24, 2022 - attached. As of today, November 9, 2022, items 1 and 2, which are serious health and safety issues and possibly item 5 if not properly repaired, have not been addressed. Per the Washington Residential Landlord Tenant Act, Cushman & Wakefield should have already started all of the repairs requested. Most urgent of these matters is item 1 the LOSS of HEAT followed by item 2 the CO ventilation system. We have been without heat for over two weeks. WINTER IS HERE and as of this morning it was 33 degrees. The cold weather/rain drives people and their cars indoors and without a properly maintained CO ventilation system there is the potential for increased CO poison and possibly death of tenants, visitors, 77 Central staff and their contracted workers. I am requesting your assistance due to Cushman & Wakefield's unresponsiveness to the health and safety repairs needed at 77 Central.

Thanks! Alicia Litts

703.447.8789

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**From:** 77-central-neighbors@googlegroups.com <77-central-neighbors@googlegroups.com> on behalf of Laura E. Shepherd <laura.shepherd@comcast.net>  
**Sent:** Saturday, November 5, 2022 12:11 AM  
**To:** 77 Central Neighbors <77-central-neighbors@googlegroups.com>  
**Subject:** [77 Central Neighbors] For those with no heat (or other safety issues)

Today I had a conversation with the Mercer Island Building Official that handles landlord-tenant issues. All he is able to do is act as a neutral third party to verify the landlord has not resolved a **safety issue** in the timeframe required **after receiving proper notice from the tenant**. This is needed if there is ever a lawsuit but it can also be used as a way to get repairs done in a more timely fashion.

He did say the Attorney General is where you would go to file a complaint for violation of the Landlord-Tenant Act defined by the RCW, however, in his experience, that route is not always productive. If the city pays a visit, that can be much more effective.

He can assist with heat, and the recycling room if that becomes a fire hazard again. I suspect mold as well. He is not able to help with hot tub, ice on sidewalks, cleanliness, utility billing, and the like.

Before contacting him to request a visit, tenants with a safety issue will need to give the property manager official notice requesting repairs and give them the opportunity to make the repair in the timeframe required by law. **Please see his instructions highlighted in yellow**

**below.** The sample text for a Notice Requesting Repairs is in the attached word doc.

Laura

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To view this discussion on the web visit <https://groups.google.com/d/msgid/77-central-neighbors/EBEE9BED-37F2-4C40-9694-916150CFFD4F%40comcast.net>.

<https://www.washingtonlawhelp.org/resource/tenants-what-to-do-if-your-rental-needs-repai>

["Tenants: If You Need Repairs" Packet](#)

Begin forwarded message:

**From:** Don Cole <[Don.Cole@mercergov.org](mailto:Don.Cole@mercergov.org)>

**Subject:** Landlord Tenant law discussion

**Date:** November 4, 2022 at 3:37:16 PM PDT

**To:** "[laura.shepherd@comcast.net](mailto:laura.shepherd@comcast.net)" <[laura.shepherd@comcast.net](mailto:laura.shepherd@comcast.net)>

Hello Laura,

Per our phone conversation, here is a link to the Washington State Landlord-Tenant Law. Specifically, see RCW Section 59.18.115 providing the process for local government certification. Please provide me a copy of your written and dated letter to your landlord requesting the repair(s). If they have not complied within the RCW's specified time frame for compliance, please call me to arrange a meeting time to certify your concerns.

<http://apps.leg.wa.gov/RCW/default.aspx?cite=59.18>

Also, below are two web site links that might provide a friendlier version of the RCW. However, I do not know if these sites are accurate or up to date, so please remember the actual RCW prevails.

<http://tenantsunion.org/en/rights/steps-to-request-a-repair>

<https://www.washingtonlawhelp.org/resource/your-rights-as-a-tenant-in-washington>

Please let me know if I can be of further assistance.

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**Don Cole, Building Official**  
**Community Planning & Development**  
**City of Mercer Island**

9611 SE 36<sup>th</sup> St. Mercer Island, WA 98040-3732

206.275.7605 phone	206.275.7726 fax
206.275.7701 voicemail	206.275.7730 inspections
<a href="mailto:don.cole@mercergov.org">don.cole@mercergov.org</a>	<a href="http://www.mercergov.org">www.mercergov.org</a>
<a href="http://www.mybuildingpermit.com">www.mybuildingpermit.com</a>	<a href="#">Building Permit Information</a>

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***Please note the new permit counter hours for Community Planning & Development:***

<b><i>Monday</i></b>	<b><i>8:30 a.m. – 4:00 p.m.</i></b>
<b><i>Tuesday</i></b>	<b><i>8:30 a.m. – 4:00 p.m.</i></b>
<b><i>Wednesday</i></b>	<b><i>10:00 a.m. – 4:00 p.m.</i></b>
<b><i>Thursday</i></b>	<b><i>8:30 a.m. – 4:00 p.m.</i></b>
<b><i>Friday</i></b>	<b><i>8:30 a.m. – 4:00 p.m.</i></b>

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