

Case 1

**TEN DAY NOTICE TO COMPLY OR VACATE**

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**TO: Louis and Jean Alloin**

**AND TO ALL PERSONS IN POSSESSION**

Each of you are notified that you are in violation of the rules, regulations, rental agreement, and/or obligations or restrictions applicable to your tenancy of the premises known as:

**381 Wallace Way NE #204  
Bainbridge Island, WA 98110  
Aka: Village Home, VH204w**

Your non-compliance is described as:

**Unauthorized, non-ADA appliance in use without hood/fan in the unit. Items stored on the stove creating a safety hazard.**



1 While on site on April 8, 2024, to address the most recent flooding incident, HRB staff noted that  
2 the tenants of unit 204 have added an unauthorized, standard (non-ADA) range to the unit. The  
3 tenants of unit 204 have been instructed on multiple occasions to clear sufficient and safe access  
4 into and through the unit in order for HRB's contractors to install heat shielding on the wall and  
5 an approved ADA range, which HRB has on hand. The tenants of unit 204 have been informed  
6 multiple times that they may not install their own range. Furthermore, the tenants have been  
7 using this range without a hood/fan (Louis removed the one that had been present without  
8 authorization), and items can be seen being stored on the surface of the range. Not only is this a  
9 lease violation, it also represents a safety hazard.

10 Pursuant to RCW 59.12.030, you are instructed within **10 (ten) days of service of this notice**  
11 either to comply with the obligations of your tenancy as noted above or vacate. If you fail to  
12 either comply or vacate, your tenancy will be terminated, and the landlord will be entitled to all  
13 remedies, relief, and damages allowed by law.

14 **Cure:**

15 By Tuesday, April 23, 2024, the tenants of unit 204 must remove the unauthorized non-ADA  
16 range. The tenants of unit 204 must ensure sufficient and safe access to the kitchen, by removing  
17 the central shelving unit and clearing items that block the front door, and access into and through  
18 unit 204. The tenants of unit 204 must also clear sufficient space on counters and in and around  
19 the space where the hood/fan goes. There must be sufficient safe space for HRB's contractors to  
20 install heat shielding, an approved ADA range, and a range hood/fan, which HRB has on hand.

21 **April 10, 2024**

22   
23 Signature of landlord's agent  
24 Jessica Campbell, Property Manager  
25 Housing Resources Bainbridge (HRB)  
26 730 Ericksen Ave NE, #100  
27 PO Box 11391  
Bainbridge Island, WA 98110  
(206) 842-1909 x12  
jessica@housingresourcesbi.org

TEN DAY NOTICE TO COMPLY OR VACATE

1  
2 TO: **Louis and Jeanne Alloin**

3 AND TO ALL PERSONS IN POSSESSION

4 Each of you are notified that you are in violation of the rules, regulations, rental agreement,  
5 and/or obligations or restrictions applicable to your tenancy of the premises known as:

6 **381 Wallace Way NE #204**  
7 **Bainbridge Island**  
8 **WA 98110**  
9 **Aka: Village Home, VH204w**

Your non-compliance is described as:

10 **Flooding of unit and commercial unit below, insufficient access to assess damages,**  
11 **and large amounts of standing water under shelving and around stored items.**

12 On April 8, 2024, HRB was informed by the commercial owner below the Alloin's unit that, for  
13 the 4<sup>th</sup> time, they had flooded their unit and the commercial unit below theirs.

14 Immediately, HRB staff stopped by the Alloin's unit to be sure that Louis and Jeanne were aware  
15 of the flood and had turned off the water. Then HRB staff went down to assist the owner of the  
16 commercial unit by providing buckets, a mop, rags, and helping to move their belongings out of  
17 the path of the water which continued to come through their ceiling.

18 Several hours later, after the commercial owners' immediate need to address the flooding had  
19 been met, HRB staff returned to the Alloin's unit to assess the damage there. At that time, staff  
20 asked what had happened to cause the flood, and Louis indicated that he had been providing  
21 wound care for Jeanne at the kitchen sink (as opposed to the large shower in the bathroom).  
22 Given the quantity of water that had already been cleaned up in the unit below, it was clear that  
23 running water had been left unattended again or that Louis had knowingly allowed the water to  
24 flood into the unit below.

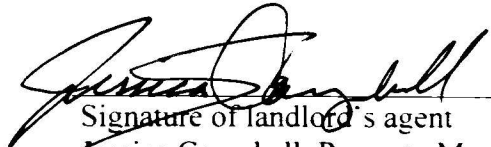
25 While in the Alloin's unit, staff noted large quantities of standing water still present under the  
26 central shelving unit and around stored items in the kitchen. Staff were unable to assess the  
27 damage to the unit because of the stored items and shelving unit blocking access. Additionally,  
standing water can continue to cause damage to the unit over time and creates an environment  
that fosters mold growth.

Pursuant to RCW 59.12.030, you are instructed within **10 (ten) days** of service of this notice  
either to comply with the obligations of your tenancy as noted above or to vacate. If you fail to  
either comply or vacate, your tenancy will be terminated, and the landlord will be entitled to all  
remedies, relief, and damages allowed by law.

1 **Cure:**

2 By Tuesday, April 23, 2024, the tenants of unit 204 must remove the large central shelving unit  
3 and remove items stored on the floor in the kitchen so that HRB and its contractors can fully  
4 assess the damage caused by the flooding and ensure that all standing water has been cleaned up  
5 and there is no mold growth in the unit as a result of standing water. Tenants must be present and  
6 attentive at all times when running water in the unit and cannot allow water to flow onto the  
7 floor.

8 **April 10, 2024**

9   
10 Signature of landlord's agent  
11 Jessica Campbell, Property Manager  
12 Housing Resources Bainbridge (HRB)  
13 730 Ericksen Ave NE. #100  
14 PO Box 11391  
15 Bainbridge Island, WA 98110  
16 (206) 842-1909 x12  
17 jessica@housingresourcesbi.org

**TEN DAY NOTICE TO COMPLY OR VACATE**

1 **TO: Louis and Jean Alloin**

2 **AND TO ALL PERSONS IN POSSESSION**

3 Each of you are notified that you are in violation of the rules, regulations, rental agreement,  
4 and/or obligations or restrictions applicable to your tenancy of the premises known as:

5 **381 Wallace Way NE #204**  
6 **Bainbridge Island, WA 98110**  
7 **Aka: Village Home, VH204w**

8 Your non-compliance is described as:

9 **Blocking access/egress at entry to unit and through unit.**



22 While on site on April 8, 2024, to address the most recent flooding incident, HRB staff noted that  
23 once again the tenants of unit 204 have blocked egress/access to the front door/entry. As HRB  
24 staff moved into the unit to attempt to check on the damage caused by the flooding, egress/access  
25 at various points from the front door into the kitchen was also blocked. Egress/access into and  
26 through the unit must be at least as wide as the front door. Egress/access must be at least as wide  
27 as the door all the way from the floor to the ceiling. Safe egress/access must be maintained at all  
times.

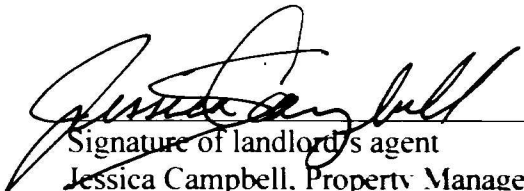
Pursuant to RCW 59.12.030, you are instructed within **10 (ten) days** of service of this notice  
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**Cure:**

By Tuesday, April 23, 2024, egress/access at the door and through the unit into the kitchen, bathroom, and to the back window must be clear-- at least as wide as the front door and for the full height of the unit from floor to ceiling. Safe egress/access must be maintained at all times.

**April 10, 2024**

  
Signature of landlord's agent  
Jessica Campbell, Property Manager  
Housing Resources Bainbridge (HRB)  
730 Ericksen Ave NE, #100  
PO Box 11391  
Bainbridge Island, WA 98110  
(206) 842-1909 x12  
jessica@housingresourcesbi.org

Case 4

**TEN DAY NOTICE TO COMPLY OR VACATE**

**TO: Louis and Jean Alloin**

**AND TO ALL PERSONS IN POSSESSION**

Each of you are notified that you are in violation of the rules, regulations, rental agreement, and/or obligations or restrictions applicable to your tenancy of the premises known as:

**381 Wallace Way NE #204  
Bainbridge Island, WA 98110  
Aka: Village Home, VH204w**

Your non-compliance is described as:

**Blocking free and easy access to the fire extinguisher**



While on site on April 8, 2024, to address the most recent flooding incident, HRB staff noted that once again the tenants of unit 204 have blocked free and easy access to the fire extinguisher. Free and easy access to the fire extinguisher must be maintained at all times.

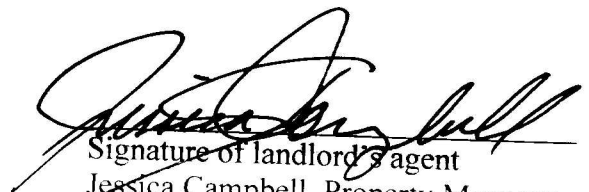
Pursuant to RCW 59.12.030, you are instructed within **10 (ten) days** of service of this notice either to comply with the obligations of your tenancy as noted above or to vacate. If you fail to

1 either comply or vacate, your tenancy will be terminated, and the landlord will be entitled to all  
2 remedies, relief, and damages allowed by law.

3 **Cure:**

4 By Tuesday, April 23, 2024, the tenants of 204 must clear items blocking free and easy access to  
5 the fire extinguisher. Free and easy access to the fire extinguisher must be maintained at all  
6 times.

7 **April 10, 2024**

8 

9 Signature of landlord's agent  
10 Jessica Campbell, Property Manager  
11 Housing Resources Bainbridge (HRB)  
12 730 Ericksen Ave NE, #100  
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