



Josh Wiechman &lt;josh.wiechman@gmail.com&gt;

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## #1105 Vinyl Replacement Schedule Confirmed

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**Josh Wiechman** <josh.wiechman@gmail.com>

Thu, Nov 9, 2023 at 5:25 PM

To: The Olivian Assistant Manager &lt;theolivianamgr@greystar.com&gt;

Cc: The Olivian Maintenance &lt;theolivianmaint@greystar.com&gt;, The Olivian Manager &lt;theolivianmgr@greystar.com&gt;

In Washington State and specifically in Seattle, several laws and regulations stipulate the responsibilities of apartment building owners regarding plumbing. Key among these are:

1. **\*\*Washington State Residential Landlord-Tenant Act (RCW 59.18)\*\*:** This act outlines the general responsibilities of landlords in maintaining rental properties. It requires landlords to maintain all facilities, including plumbing, in good and safe working order. This includes keeping all common areas reasonably clean, sanitary, and safe, and making necessary repairs.
2. **\*\*Seattle Housing and Building Maintenance Code\*\*:** This local code goes further in detailing the obligations of property owners in Seattle. It specifies that landlords must maintain all building systems, including plumbing, in a condition that is safe and functional.
3. **\*\*Seattle Landlord-Tenant Laws\*\*:** These local laws may have specific provisions regarding landlord responsibilities for maintenance and repair, including plumbing. They are designed to ensure that rental properties meet minimum safety and health standards.
4. **\*\*International Property Maintenance Code\*\*:** While not a law in itself, many of the standards in this code are often adopted by local jurisdictions, including those in Washington State. It sets minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation, and the like, which would include plumbing systems.

On Thu, Nov 9, 2023 at 5:16 PM Josh Wiechman <josh.wiechman@gmail.com> wrote:

I wish to clarify that no preventative maintenance was conducted by your Service Team in February at my residence. As I work from home, I am certain of this fact.

Furthermore, regardless of the condition of the flapper, it is important to note that property management holds the responsibility for addressing plumbing-related issues, as mandated by law.

Thus, the assertion about the flapper's condition, true or not, does not diminish this responsibility. Please ensure that all future communications reflect accurate information regarding maintenance activities and responsibilities.

The same aspect about the property management being responsible for plumbing and plumbing related issue, it is inappropriate for the tenant's renters insurance to apply, even if I wanted to leverage the renters assurance.

I am asserting from reading the law, by law it is the property management's responsibility.

These details are required to be confirmed before any work will occur.

Josh

On Thu, Nov 9, 2023 at 4:34 PM The Olivian Assistant Manager <theolivianamgr@greystar.com> wrote:

Hi Josh,

Perfect! I have reserved the guest suite from the 15<sup>th</sup> and 16<sup>th</sup> for you. You can pick up keys on the 15<sup>th</sup> at 9am for check in and check out at 11am. I can also reserve the screening room or conference room if you do not want to work in the guest suite, please let me know.

In regards to your water bill, unfortunately I am not able to prorate the bill. Our Service Team did preventative maintenance in February and saw your flapper which was in good shape. You would have noticed your toilet running during that time that led up to the overflow incident. We were not aware that your toilet was running and because of that, we are not able to prorate your water bill.

In regards to moving your items, you would need to contact your renter's insurance company to have that scheduled. We are providing the storage units at no cost to you during the new flooring and carpet process. Please note that you would need to be out of the storage units by the 17th.

Best,

**Amanda Skupeika** | Assistant Community Manager

**The Olivian** | 809 Olive Way | Seattle, WA 98101

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**From:** Josh Wiechman <[josh.wiechman@gmail.com](mailto:josh.wiechman@gmail.com)>

**Sent:** Thursday, November 9, 2023 8:47 AM

**To:** The Olivian Assistant Manager <[theolivianamgr@greystar.com](mailto:theolivianamgr@greystar.com)>

**Cc:** The Olivian Maintenance <[theolivianmaint@greystar.com](mailto:theolivianmaint@greystar.com)>; The Olivian Manager <[theolivianmgr@greystar.com](mailto:theolivianmgr@greystar.com)>

**Subject:** Re: [EXTERNAL] Re: #1105 Vinyl Replacement Schedule Confirmed

I wanted to touch base regarding the reservation plan we discussed. Depending on the specifics of the plan, proceeding with a reservation seems a logical step.

Additionally, I'm seeking an update on the mover logistics. Has there been any information or guidance on the service provided by the Olivian?

Lastly, I would like to inquire about the current status of Olivian's responsibility concerning the water utility bill.

Any information on this matter would be greatly appreciated. Thank you for your attention to these matters. I look forward to your prompt response.

Josh

On Tue, Nov 7, 2023 at 2:51 PM The Olivian Assistant Manager <[theolivianamgr@greystar.com](mailto:theolivianamgr@greystar.com)> wrote:

Hi Josh,

I am just following up. Since you will have to remove your items in your bedroom as well, we are providing the guest suite on Wednesday, Nov 15th. Please let me know if you would like to book that. Your flooring replacement and carpet replacement will both be on Wednesday, Nov 15<sup>th</sup> as it will line up with the guest suite.

You can either work in the guest suite as there is WIFI or you are more than welcome to use the

screening room. Please let me know which one to book.

Best,

**Amanda Skupeika** | Assistant Community Manager

**The Olivian** | 809 Olive Way | Seattle, WA 98101

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**From:** Josh Wiechman <[josh.wiechman@gmail.com](mailto:josh.wiechman@gmail.com)>

**Sent:** Monday, November 6, 2023 6:30 PM

**To:** The Olivian Manager <[theolivianmgr@greystar.com](mailto:theolivianmgr@greystar.com)>

**Cc:** The Olivian Assistant Manager <[theolivianamgr@greystar.com](mailto:theolivianamgr@greystar.com)>; The Olivian Maintenance <[theolivianmaint@greystar.com](mailto:theolivianmaint@greystar.com)>

**Subject:** Re: [EXTERNAL] Re: #1105 Vinyl Replacement Schedule Confirmed

Thank you for the update. As for "before the leak", the flooding only occurred based on the constant running if water due to improper regular maintenance from the property management.

Although the flooding occurred after the billing period, the cause appears to have been occurring for a while.

The increase in the water bill over the average and greater than \$500 is a clear indicator of that improper regular maintenance.

Regards,

**Josh**

Sent from my iPhone

On Nov 6, 2023, at 6:09 PM, The Olivian Manager <[theolivianmgr@greystar.com](mailto:theolivianmgr@greystar.com)> wrote:

Hi Josh,

Thank you for reaching out. I understand your frustrations with this situation and we are working as quickly as possible to remedy this for you.

The flooring replacement is requirement in order to complete this repair. As mentioned previously, the flooring in your home is no longer in stock and a full flooring replacement is necessary. Additionally, this evening we received notification from ATI that your bedroom items will also require temporary relocation in order to repair/replace the bedroom carpet. Because of this newest development, we do have our Guest Suite available for temporary accommodation on Wednesday, November 15<sup>th</sup>. Please confirm that this timeline will work for you and we will proceed with scheduling.

As for the water bill, your most recent utility charges on your ledger are through 9/5/23 which was before the leak. If a service request had not been entered prior to

the leak occurring on 9/15/23, it is difficult for our team to determine when the toilet began having issues. If there is additional information you can provide regarding this issue, please let us know.

Lastly, I will be on vacation 11/7 through 11/15. Please continue to communicate with both Amanda and Rob regarding the repair process while I am away. We appreciate your patience and understanding in the meantime.

Best,

**Lani Anderson** | Community Manager

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**From:** Josh Wiechman <[josh.wiechman@gmail.com](mailto:josh.wiechman@gmail.com)>

**Sent:** Monday, November 6, 2023 2:51 PM

**To:** The Olivian Manager <[theolivianmgr@greystar.com](mailto:theolivianmgr@greystar.com)>

**Cc:** The Olivian Assistant Manager <[theolivianamgr@greystar.com](mailto:theolivianamgr@greystar.com)>; The Olivian Maintenance <[theolivianmaint@greystar.com](mailto:theolivianmaint@greystar.com)>

**Subject:** [EXTERNAL] Re: #1105 Vinyl Replacement Schedule Confirmed

Lani,

The unresolved repairs in my apartment have reached a critical point with nearly two months elapsed. An adjustment to my rent, in line with the Washington Residential Landlord-Tenant Act (RCW 59.18), should be formalized to account for this prolonged inconvenience.

The expectation that I vacate for repairs necessitates that the Olivian coordinate and finance the relocation of my belongings, including arrangements for my dog. I trust that the Olivian will manage these logistics effectively.

Clarity on the alternative accommodation is also needed, particularly one that is pet-friendly to accommodate my dog. The dates proposed by the Olivian for these repairs are contingent upon receiving satisfactory details and arrangements regarding these concerns.

In addition, there is the pressing issue of the excessive water bill, which seems to be a result of faulty maintenance. A rectification of this billing error must be addressed promptly for existing and future billing related.

The confirmation and specifics of these arrangements will determine my agreement with the proposed dates for repair work. Your attention to these matters and a comprehensive response will help ensure that the impact on my home and remote work environment is minimal.

Regards,

**Josh**

Sent from my iPhone

On Nov 3, 2023, at 5:47 PM, The Olivian Manager  
<[theolivianmgr@greystar.com](mailto:theolivianmgr@greystar.com)> wrote:

Hi Josh,

Thank you for allowing us to come in today along with Tyler from ATI to determine the gameplan moving forward for the necessary water damage repairs in your home. We did confirm that because the vinyl plank flooring in your home is no longer in production and we do not have spare pieces available, the entire floor will need to be replaced. Our restoration vendor, ATI, has scheduled the vinyl replacement and carpet pad stretch for Monday, November 13<sup>th</sup>. Baseboard install is scheduled for November 15<sup>th</sup> and 16<sup>th</sup>.

The contents from the dining/living room area will need to be temporarily relocated before 11/13. You do not need to move any items from your bedroom. We have 3 storage units available for you to use: S503, S504, and S506. You can begin moving items into those storage units as soon as possible. Once ATI confirms that the necessary repairs in your home have been completed, you will be able to move all of these items back in.

We appreciate your patience while we've been working to have the damage assessed and repairs scheduled. Please let us know if you have any questions in the meantime.

Best,

**Lani Anderson** | Community Manager

**The Olivian** | 809 Olive Way | Seattle, WA 98101

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