

**PRACTICE OF LAW BOARD
STATE OF WASHINGTON**

2101 Fourth Avenue, Ste. 400, Seattle, WA 98121-2330
(206) 727-8252
Fax (206) 727-8319

Members

December 27, 2005

**Stephen Crossland
Chairperson
Cashmere**

Joseph Flores
Flores Paralegal and Printing
[REDACTED]

**Hon. Paul A. Bastine
Vice-Chairperson
Spokane**

Prosser WA [REDACTED]

**Rita L. Bender
Seattle**

Re: #05-30 -- Unauthorized Practice of Law Complaint

**Jennie Bigley
Seattle**

Dear Mr. Flores:

**Brian J. Dano
Moses Lake**

The Practice of Law Board was created by order of the Washington State Supreme Court, General Rule (GR) 25. The Board is charged with the investigation of individuals in Washington allegedly engaging in the unauthorized practice of law. Revised Code of Washington (RCW) 2.48.180 defines conduct constituting the unauthorized practice of law. Court rule GR 24 defines the practice of law. The unauthorized practice of law is a crime in Washington.

**Jeanne J. Dawes
Spokane**

**Stephanie Delaney
Seattle**

**C. Robert Ford
Bellevue**

As you are aware, the apartment manager for the [REDACTED] Apartments filed a complaint alleging that you engaged in the unauthorized practice of law. A tenant, Ms. C [REDACTED], sent the apartment manager, Ms. D [REDACTED], a notice that the tenant intended to move out. Although the notice was late, the apartment manager accepted it and re-rented the apartment. A few days later, the tenant notified D [REDACTED] that the tenant had changed her mind and decided to stay. The manager told the tenant that she could not stay, because the apartment had already been rented and there were no other two bedroom units available. You then contacted the apartment manager on Ms. C [REDACTED]'s behalf by phone and also in writing. Your messages and letters indicated that Ms. C [REDACTED] had the right to remain in the apartment and appeared to interpret the meaning of portions of the "Landlord Tenant Act" and "RCWs of the State of Washington." Ms. D [REDACTED] contacted M [REDACTED] F [REDACTED], the lawyer for the apartments and learned

**Nancy C. Ivarinen
Burlington**

**Cheryl Kringle
Seattle**

**Howard H. Marshack
Vancouver**

**Daniel Pérez
Seattle**

**Hon. Jane M. Smith
Nespelem**

**Administrator
Julie Shankland**

**Investigator
Katherine Johnson**

Letter to Joseph Flores
December 5, 2005
Page 2 of 2

that you are not a lawyer. Mr. F■■ contacted you by phone. You admitted to Mr. F■■ that you are not a lawyer and have been investigated in the past. You then hung up on Mr. F■■.

At this time, pursuant to GR 25(f)(4)(B), we request that you enter into a written agreement with this Board, to refrain from the following conduct:

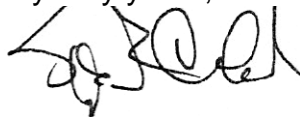
- ◆ Giving advice or counsel to others as to their legal rights or the legal rights of responsibilities of others.
- ◆ Negotiating legal rights or responsibilities on behalf of another person.

In the event you do not return the signed agreement within 15 days of the mailing of this letter, GR 25(h)(1) requires the Board to consider referring this matter to the County Prosecutor's Office for prosecution. GR 25(h)(2) requires the Board to send the following documents with the prosecution request: original complaint, response, evidence or other proof, investigative report, and transcript of informal conference, if any. You will be notified in writing of the Board's referral.

We are hopeful that we will be able to resolve these matters by stipulation. If you are willing to agree, please sign and date the agreement. You must have your signature witnessed by a person over the age of eighteen, who will also sign as the witness. The signed letter should be returned to the Board within 15 days.

Thank you in advance for your anticipated cooperation.

Very truly yours,



Stephen Crossland, Chairman
Practice of Law Board