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**SUPERIOR COURT
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**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SPOKANE**

THOMAS SILVER, an individual, and all
those similarly situated,

Plaintiff,

vs.

RUDEEN MANAGEMENT COMPANY,
INC., a Washington corporation,

Defendant.

Case No.: 17-2-03103-2

**DECLARATION OF SHAYNE J.
SUTHERLAND IN SUPPORT OF
STIPULATED MOTION FOR FINAL
APPROVAL OF CLASS ACTION
SETTLEMENT**

Shayne J. Sutherland declares the following under penalty of perjury, as provided for and
by the laws of the state of Washington:

1. I am one of the attorneys of record for the Plaintiff and the Class in this matter.
2. This Declaration is based on my personal knowledge.
3. The parties, through counsel, and experienced mediator, Honorable Maryann
Moreno (*Ret.*), engaged in extensive settlement discussions which ultimately resulted in the

DECLARATION OF SHAYNE J. SUTHERLAND IN
SUPPORT OF STIPULATED MOTION FOR FINAL
APPROVAL OF CLASS ACTION SETTLEMENT - 1

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827 W. 1st Ave., Ste 301
Spokane, WA 99201
Tel: (509) 315-4507

1 Settlement Agreement previously filed as Exhibit 1 to my prior declaration for preliminary
2 approval of the class action settlement (SN 302, ¶ 5).

3 4. Since this lawsuit was commenced in August of 2017, Mr. Silver and Class
4 Counsel have extensively investigated Rudeen's business practices, participated in multiple
5 appeals, litigated several motions, including but not limited to a motion for class certification, a
6 motion to stay proceedings, a motion to set aside and vacate default judgment, and a motion to
7 modify and decertify the class action, and *et cetera*. My firm and co-counsel have also reviewed
8 and analyzed thousands of pages of documents and data to ascertain appropriate class members
9 and a reasonable range of damages and engaged in extensive mediation/settlement negotiations
10 with Rudeen.

11 5. On December 17, 2025, the parties engaged in a full day mediation with
12 Honorable Maryann Moreno (*Ret.*). Through that process the parties were able to resolve this
13 matter on a class action basis, bringing finality to an action that has been litigated for nine years.

14 6. Class Counsel have a significant amount of experience in consumer individual
15 and class actions, including class actions that concern tenant-sided landlord-tenant matters. They
16 know from experience that any case involving a class of consumers can, and often does, lead to
17 costly litigation that may (and often does) go on for years.

18 7. Class Counsel have thoroughly analyzed the factual and legal issues involved in
19 this case.

20 8. Out of the 7,264 Settlement Class Members who received class notice, not a
21 single Class Member objected to the Parties' Settlement, Class Counsel's requested attorneys'
22 fees and costs, or the requested incentive award to Mr. Silver. Furthermore, not one Class
23 Member requested to be excluded from the Settlement. Accordingly, 7,264 Settlement Class

24 DECLARATION OF SHAYNE J. SUTHERLAND IN
25 SUPPORT OF STIPULATED MOTION FOR FINAL
APPROVAL OF CLASS ACTION SETTLEMENT - 2

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1 Members will be issued proportional payments in the approximate amount of 80% of each
2 tenancy's original deposit.

3 9. Any unclaimed funds by Settlement Class Members will not be returned to
4 Rudeen, but instead, be distributed as *cy pres* to two non-profit entities. Those two recipients are
5 Legal Foundation of Washington and Inland Empire Legal Aid (formerly known as the Spokane
6 County Bar Association's Volunteer Lawyers Program), which provides an array of services for
7 disadvantaged and lower income families in Washington State.

8 10. No government entity has objected to this Settlement.

9 11. Class Counsel and Rudeen's Counsel (as indicated by stipulation) believe the
10 Settlement is fair, reasonable, adequate, and in the best interest of the Settlement Class as a
11 whole.

12
13 SIGNED and DATED this 17th day of July, 2026, at SPOKANE, WA.

14
15 *s/ Shayne J. Sutherland*

16 SHAYNE J. SUTHERLAND, WSBA #44593
17 Attorney for Plaintiff and the Class
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1 **CERTIFICATE OF SERVICE**

2 I hereby declare upon penalty of perjury under the laws of the state of Washington that on
3 the date stated below I served a copy of this document in the manner indicated:

4 PISKEL YAHNE KOVARIK, PLLC
5 612 W. Main Ave., Ste. 207
6 Spokane, WA 99201
7 Attn:
8 Ryan D. Yahne
9 Whitney Norton
10 William Emmal

☐ First Class U.S. Mail
X E-Mail:
wnorton@pyklawyers.com;
wemmal@pyklawyers.com;
ryahne@pyklawyers.com
☐ Hand Delivery
☐ Next Day Air

11 DATED this 17th day of July, 2026.

12 s/ Bonnie Morey
13 Bonnie Morey, Legal Assistant
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