



The SPOKANE COUNTY BAR ASSOCIATION
presents

Landlord-Tenant Law Regional Update CLE

November 16, 2023

Hampton Inn & Suites
675 South McClellan Street
Spokane, Washington

8:00 – 8:30 a.m.	Check-in & Coffee Service
8:30 – 9:30 a.m.	Statutory Update <i>Michelle P. Myers</i> of Steven Law Office
9:30 – 10:30 a.m.	Common Ethical Dilemmas and Recent RPC Amendments <i>Sandra Schilling</i> , Professional Responsibility Counsel at WSBA
10:30 – 10:45 a.m.	MORNING BREAK
10:45 – 11:00 a.m.	Mediation – Reasonable Accommodation Requests & Mobile Home Rules Violations – <i>Leslie A. Grove</i> of Northwest Mediation Center
11:00 – 11:45 a.m.	Spokane Municipal Law Update <i>Adam W. Papini</i> of Papini Law, PLLC
11:45 a.m. – 1:00 p.m.	LUNCH (On Your Own)
1:00 – 2:00 p.m.	Defending Unlawful Detainer Actions <i>Thomas R. McGarry</i> of Northwest Justice Project
2:00 – 3:00 p.m.	Case Law Update <i>Eric M. Steven</i> of Steven Law Office
3:00 – 3:15 p.m.	AFTERNOON BREAK
3:15 – 4:00 p.m.	Federal Law Overview <i>Craig D. Wagner</i> of Steven Law Office
4:00 – 4:30 p.m.	Panel Q & A

SPEAKER BIOGRAPHIES

LESLIE ANN GROVE – After a BA in Music Education, graduate study in both education and philosophy, and law school at Gonzaga University, Leslie began practicing law in 1985 and mediating in 1987. Her very first mediation training was from Community Boards of Spokane, the predecessor to what has evolved into Northwest Mediation Center. Certified as a mediator through Washington Mediation Association, Leslie is a highly experienced mediator, trainer, and conflict resolution facilitator. Leslie is passionate about the crucial role of alternative dispute resolution and restorative practices in the 21st century. She is excited to work with Northwest Mediation Center, whose board is committed to providing affordable mediation and conflict management education to the community with integrity and creative energy. Leslie’s other passion is music, singing, and playing trumpet professionally. “It’s all about harmony” in music and in peaceful problem solving.

THOMAS R. MCGARRY is a 1989 graduate of the Gonzaga School of Law. Tom’s principal area of practice was representing landlords and housing providers in the greater Spokane area. In 2022, Tom accepted a position with the Northwest Justice Project as a staff attorney in the Evictions Prevention Unit (EPU) representing low-income tenants.

Education

Gonzaga School of Law, Juris Doctor (J.D.) 1986 – 1989

University of Wyoming, 1977 – 1982

MICHELLE MYERS is a former Paralegal for Steven Law Office, with approximately fifteen (15) years experience working for Steven Law Office, in landlord/tenant matters. Ms. Myers is now a duly licensed attorney in Washington State, since October, 2016.

Ms. Myers is originally from Arizona, but is truly a Pacific Northwest girl at heart. She spent her early years in Spokane and relocated Nezperce, Idaho, where she attended high school. After high school, she moved onto college courses at North Idaho College, later transferring to Gonzaga University to complete her undergraduate studies in sociology and criminal justice. Mr. Steven was so impressed by Ms. Myers abilities and work ethic that he agreed to sponsor her in the WSBA Rule 6 Law Clerk Program to transition from paralegal to lawyer.

Ms. Myers successfully completed the APR 6 Program, thereby earning the privilege to sit for the July, 2016 Washington State Uniform Bar Exam. She passed the WA bar on her first attempt, and started practicing immediately after her admission to the bar.

Today, Ms. Myers is the Senior Associate Attorney at Steven Law Office.

The last several years, Ms. Myers has attended multiple continuing education seminars but also regularly engaging in rigorous in office internal landlord-tenant law training sessions in an effort to stay on top of what is now a very technically difficult area of the law. She frequently views and participates in landlord lawyer chat groups as well as industry stakeholder and task force meetings. Ms. Myers has a unique technical knowledge and skill in landlord-tenant laws due to her experience.

EDUCATION

Gonzaga University – (2005-2008); B.A. in Criminal Justice and Sociology

Washington State Bar Association Rule 6 Law Clerk Graduate 4/30/2016

PROFESSIONAL ASSOCIATIONS & MEMBERSHIPS

Washington State Bar Association (Licensed 10/13/2016)

American Bar association
Spokane County Bar Association
SCBA – Young Lawyer’s Division
United States District Court for the Eastern District of Washington Immigration Court
WSBA Law Clerk Board Member – January, 2019 – present

ADAM PAPINI - For over 20 years I dedicated my professional life to serving the citizens of Spokane as an assistant Public Defender and Prosecuting Attorney. My career took many forms over my tenure with the City. My greatest achievements have been in my role as the co-creator/founder of the Spokane Community Court and the Senior Prosecutor in the Domestic Violence Unit. In the course of working for the City of Spokane, I worked hand in hand with Code Enforcement officers in addressing nuisance properties and developing creative ways to abate the nuisance or prosecute the individual for failing to abate.

In 2013, I co-founded the Spokane Municipal Community Court, which is a problem-solving court created to address homelessness and quality of life crimes. I developed a multi-level response to chronic homelessness by forming partnerships with law enforcement / first responders, governmental agencies, academics, the medical community, service providers and local non-profits.

In 2020 I left the city of Spokane to aid victims of domestic violence by partnering with the YWCA and private family law attorneys, along with forming my private practice. I then shifted to non-profit work, assisting tenants with landlord disputes and defending against evictions. My career has now evolved into private practice, which currently consists of representing landlords, local municipalities, and individuals accused of crimes. My approach to the law is to see both sides, resolve issues when possible, and litigate conflicts that do not reach a mediated resolution.

SANDRA SCHILLING is a Professional Responsibility Counsel in the Advancement department of the Washington State Bar Association. As Professional Responsibility Counsel, Sandra serves as an advisor to members of the bar on the Rules of Professional Conduct, and staffs the Committee on Professional Ethics. The favorite part of her position is one-to-one contact when members call her for Ethics Line assistance. She contributes regularly to Bar publications, especially posting regarding new Advisory Opinions or other emerging ethics issues. While at the WSBA, she spent 15 years in the Office of General Counsel, primarily focusing on issues relating to ethics, bar custodianships and unauthorized practice of law. Prior to joining the WSBA in 2006, she served as an Assistant Attorney General for 12 years. Sandra is a proud “Double Dawg,” earning both her law degree and undergraduate degree from the University of Washington.

Opinions expressed herein are the author’s and do not necessarily represent the official or unofficial position of the Washington State Bar Association or the WSBA Advancement Department. Members seeking guidance or information about ethics may contact WSBA Professional Responsibility Counsel on the Ethics Line at 206-727-8284.

ERIC M. STEVEN is the principal and managing attorney at Steven Law Office in Spokane with a practice emphasis in subsidized housing, manufactured housing and fair housing. Steven Law Office practices in all counties east of the Cascade mountains in WA and Northern Idaho. Mr. Steven received his B.A. from the University of Oklahoma in 1987 and his J.D. from Gonzaga University School of Law in 1990. He is the author of numerous CLE and landlord training manuals as well as From Landlord/Tenant to Debt Collector/Consumer and Back Again, GONZAGA LAW REVIEW, Vol. 35, 1999-2000, No 2.; Fair Housing-Landlords' Perspective, The Advocate Vol. 57 No. 3/4 March/April 2014.; A Comparison of Residential Tenancies in Idaho and Washington State (2013), available on the internet at the Idaho Bar Association website (isb.idaho.gov/pdf/temp/tenancy_law.pdf). In 2003, Mr. Steven was selected by the Washington State Bar Association to speak in the WSBA Encore "Best of CLE" series. For the last several years, Mr. Steven has been

an invited speaker at the HUD/NWFHA Annual Spring Fair Housing Conference in Spokane, Washington as well as the “TRENDS” Real Estate conference in Seattle. Mr. Steven is repeatedly (2018, 2019, 2020, 2021, 2022, 2023) named one of the Top 200 Lawyers in Spokane, Washington by Spokane and Coeur d’Alene Living Magazine based upon AVVO rating and reviews. In 2018, Steven Law Office was named “Housing Law Firm of the Year” by Lawyers Monthly magazine. In 2021, Mr. Steven received an award as a “Friend of Fair Housing” by the Northwest Fair Housing Alliance. In 2023, nationally acclaimed Inc. Magazine named Steven Law Office as a Power Partner based upon positive client reviews.

CRAIG D. WAGNER is an associate attorney at Steven Law Office in Spokane with a practice emphasis in the area of landlord-tenant relations and housing. He regularly handles cases brought or opposed by tenant advocacy groups, and is acting counsel for numerous property owners, landlords, management companies, mobile home parks, subsidized housing providers, and the Spokane Housing Authority. craig.ericstevenlaw@gmail.com.