



**State of Washington
PUBLIC DISCLOSURE COMMISSION**

711 Capitol Way Rm. 206, PO Box 40908 • Olympia, Washington 98504-0908
(360) 753-1111 • FAX (360) 753-1112

Toll Free 1-877-601-2828 • E-mail: pdcc@pdcc.wa.gov • Website: www.pdcc.wa.gov

January 24, 2025

Delivered electronically to kyletaylorlucas@msn.com

Subject: Complaint filed by Conner Edwards, PDC Case 159760

Dear RentIsTooDamnHighWA.org:

Below is a copy of an electronic letter sent to Conner Edwards concerning a complaint filed with the Public Disclosure Commission (PDC).

As noted in the letter to Conner Edwards, the PDC has dismissed this matter in accordance with [RCW 42.17A.755\(1\)](#) and will not conduct a more formal investigation into these allegations or take further enforcement action in this matter.

However, pursuant to [WAC 390-37-060\(1\)\(d\)](#), this serves as a formal written warning concerning your failure to comply with the filing requirements noted in the enclosed letter sent to Mr. Edwards. Staff expects you and your committee to file all required reports of contributions and expenditures timely and accurately in future years. The Commission will consider this formal written warning in deciding on further Commission action if there are future violations of PDC laws or rules.

Based on this information, the PDC finds that no further action is warranted and has dismissed this matter in accordance with RCW 42.17A.755(1).

If you have questions, you may contact Tabitha Townsend at 1-360-753-1111, toll-free at 1-877-601-2828 or by e-mail at pdcc@pdcc.wa.gov.

Sincerely,

Electronically signed by Tabitha Townsend
Tabitha Townsend
Compliance Officer

Endorsed by,

Electronically signed by Peter Frey Lavallee
Peter Frey Lavallee
Executive Director



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January 24, 2025

Delivered electronically to cg.edwards53@gmail.com

Subject: Complaint regarding RentIsTooDamnHighWA.org, PDC Case 159760

Dear Conner Edwards:

The Public Disclosure Commission (PDC) has completed its review of the complaint you filed on September 13, 2024. The complaint alleged that RentIsTooDamnHighWA.org (the Respondent), a political action committee, may have violated RCW 42.17A.235 and .240 for failure to timely and accurately file *Cash Receipts Monetary Contributions* reports (C-3 reports) and *Campaign Summary Receipts & Expenditures* reports (C-4 reports), disclosing contributions and expenditures undertaken by the campaign.

PDC staff reviewed the allegations and evidence you submitted; the applicable statutes, rules, and reporting requirements; the response provided by the Respondent; the applicable PDC reports filed by the Respondent; the Respondent's data in the PDC contribution and expenditure database; and other relevant information, to determine whether the record supports a finding of one or more violations.

Background & Findings

- Pursuant to RCW 42.17A.235 and RCW 42.17A.240 the respondent was required to file all C-3 and C-4 reports timely and accurately, disclosing all contributions and expenditures.
- The Respondent had filed reports with contributions and expenditures, however the reports were not accurate in the types of transactions and contributions.
- The treasurer and assistant treasurer for the Respondent were not aware of the proper reporting requirements or procedures and needed assistance from PDC staff to amend reports to reflect the contribution and expenditure activity of the committee accurately.
- The Respondent does not have previous warnings/violations of PDC requirements.

Based on our findings, staff has determined that, in this instance, failure to timely and accurately file the C-3 and C-4 reports does not amount to a violation that warrants further investigation.

Pursuant to [WAC 390-37-060\(1\)\(d\)](#), however, RentIsTooDamnHighWA.org will receive a formal written warning concerning failure to timely and accurately disclosure of all contribution and expenditures. The formal written warning will include staff's expectation that

RentIsTooDamnHighWA.org timely and accurately files all future required reports of contributions and expenditures. The Commission will consider this formal written warning in deciding on further Commission action if there are future violations of PDC laws or rules.

Based on this information, the PDC finds that no further action is warranted and has dismissed this matter in accordance with [RCW 42.17A.755\(1\)](#).

If you have questions, you may contact Tabitha Townsend at 1-360-753-1111, toll-free at 1-877-601-2828 or by e-mail at pdc@pdc.wa.gov.

Sincerely,

Electronically signed by Tabitha Townsend
Tabitha Townsend
Compliance Officer

Endorsed by,

Electronically signed by Peter Frey Lavallee
Peter Frey Lavallee
Executive Director

cc: RentIsTooDamnHighWA.org