



URGENT!!!!

Do you view screening reports online?

Per Webmaster

“We can no longer store screening reports on our “Cloud” longer than 1 year.”

As of October 1st all reports older than one year will no longer be available for viewing!!

**Thank You,
The Orca Pod**



Find our Featured Video on our homepage.

[Fair Tenant Screening Act of 2012](#)

Train Your Staff!

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NOTICE:

Orca will be closed on Saturday August 22nd for all day training. We will be open on Sunday,

**NEW LAW: Deceased Tenant’s Belongings
Attorney, Evan Loeffler of Loeffler Law Group, LLC
Question and Answer**

Ms. Z: Rebekah Near, from Orca Information, Inc. (tenant and employment screening company), forwarded your question relating to the new laws concerning the personal property of deceased tenants and asked me to respond. I have read through and parsed out the new act, which becomes effective today, July 24, 2015.

Question: In regards to the new law about handling deceased tenant’s belongings, in your opinion, do you think the “In Case of Emergency” line on your application suffices for the personal rep or designated person?

Answer: The new statute applies only to residential tenants who live alone. While your “emergency contact” information helps, the new statute states that the landlord may request, or the tenant may provide on his or her own, a “designation of tenant representative.” The “designation” form is supposed to be separate from the lease. **I prepared a form that satisfies the new requirements of the Act and have attached it for your use. See link below.**

Regarding notice, the statute essentially states that before selling or removing any of the personal property of a deceased tenant, you must provide notice to ALL parties who may be interested: the tenant’s designated representative, the tenant’s personal representative or “PR” if a will has been probated, any person who claims to be a next of kin who presents a death certificate and affidavit to that effect, or “any person who provides the landlord with reasonable evidence that he or she is a successor of the deceased tenant as defined in RCW 11.62.005.” (The definitions in that statute includes the surviving spouse or domestic partner.)

The precise language of the new Act says that in the event the tenant dies the landlord must “deliver written notice to any known personal representative, known designated person, emergency contact..., known person reasonably believed to be a successor of the tenant, and to the deceased tenant)...”

Long answer made short: Your question was, **In regards to the new law about handling deceased tenant’s belongings, in your opinion, do you think the “In Case of Emergency” line on the Orca Rental Application (our screening service) suffices for the personal representative or designated person of a deceased tenant?** My Reply: No. In addition to the emergency contact you must notify the designated representative AND everyone else as described above.

If your tenant dies, there is a specific notice you must deliver to ALL involved parties. If you need such a notice let me know and I will be happy to prepare one for you. I am in the process of preparing new forms for this new rule and may make a packet available on my website. I encourage you to check my website regularly, or call me, and I will send them to you directly.

If you have any follow up questions, feel free to contact me directly.

Link to Deceased Tenant Form: www.orcainformation.com

Evan L. Loeffler, Loeffler Law Group PLLC, (206) 443-8678 phone (206) 443-4545 fax, www.loefflerlawgroup.com

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The Orca Pod****Hacking of Government Computers Exposed 21.5 Million People**

Washington – The White House Administration on Thursday revealed that 21.5 million people were swept up in a colossal breach of government computer systems that was far more damaging than initially thought, resulting in the theft of a vast trove of person information, including Social Security numbers and some fingerprints.

Every person given a government background check for the last 15 years was probably affected, the Office of Personnel Management said in announcing the results of a forensic investigation of the episode, whose existence was known but not its sweeping toll.

The agency said hackers stole “sensitive information,” including addresses, health and financial history, and other private details, from 19.7 million people who had been subjected to a government background check, as well as 1.8 million others, including their spouses and friends. The theft was separate from, but related to, a breach revealed last month that compromised the personnel data of 4.5 million federal employees, officials said.

National security officials have acknowledged the seriousness of the intrusion. Before the scope was made public on Thursday, James B. Comey, Jr., the director of the F.B.I., called the breach “a very big deal,” noting that the information obtained included people’s addresses; details on their neighbors, friends and relatives; their travel destinations outside the United States; and any foreigners they had come into contact with.

(New York Times 07/10/2015)

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What our client's are saying about Orca...

Hello Rebekah, I wanted to thank you for taking the time to personally give us a recommendation on this applicant's screening report. I think it is really cool that the owner of the company would take her time to personally give us a call - to caution us about an applicants past history of **arson, and violent behavior**. I wanted to express my appreciation. Thank you for all your good work!

V.M., Bellingham, WA

Orca Wisdom

“Reality can be beaten with enough imagination”

-Mark Twain

Friendly Reminder:

Receive faster results - make sure to have applicants completely fill out application legibly in Dark Blue or Black ink. This helps speed up the screening process and results in a quicker turn around time.

Thank You,
The Orca Pod