

**PRACTICE OF LAW BOARD  
STATE OF WASHINGTON**

1325 Fourth Avenue, Suite 600, Seattle, WA 98101-2539  
(206) 727-8252 ■ Fax (206) 727-8314

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Julie Shankland

**Investigative Attorney**  
Sandra Schilling

July 30, 2009

Rebekah Near

c/o [REDACTED]

P.O. Box [REDACTED]

Duvall, WA [REDACTED]

RE: File No. 09-04, 09-06 and 09-08; Unauthorized Practice of Law Complaint against Orca Information, Inc.

Dear Ms. Near:

The Practice of Law Board<sup>1</sup> was created by order of the Washington State Supreme Court, General Rule (GR) 25. The Board is charged with the investigation of allegations of unauthorized practice of law in Washington. Revised Code of Washington (RCW) 2.48.180 states that a nonlawyer practicing law or holding himself out as entitled to practice law constitutes the unauthorized practice of law. Court rule GR 24 defines the practice of law. The unauthorized practice of law is a crime in Washington.

As you are aware, K [REDACTED] B [REDACTED] has filed a complaint against you and your business, Orca Information, Inc. alleging that you engaged in the unauthorized practice of law by practicing landlord-tenant law without supervision by an attorney. According to Ms. B [REDACTED]'s complaint, you are charging clients for legal services that include the preparation of legal pleadings. The Board's investigative attorney interviewed one of Orca's clients, S [REDACTED] C [REDACTED], on February 23, 2009, who stated that Ms. Near assisted her with an eviction by directing her to start the eviction process "all over again" and "to pull a 3-day form and fill it out." Ms. Near also instructed Ms. C [REDACTED] regarding how to post the form.

You are not a lawyer. RCW 2.48.180(2)(a) states that a non-lawyer practicing law or holding himself out as entitled to do so constitutes the unauthorized practice of law. Selecting, drafting or completing legal documents which affect the legal rights of others is included in the GR 24 definition of the practice of law.

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:

- Holding yourself out as authorized to select, draft or complete legal documents or pleadings for others;
- Any activity which is defined as the practice of law in GR 24.

We further ask you to stipulate that in the event you violate this agreement, you agree that this stipulation, evidence of your further violation, the investigative report to the Board of your past violations, the original complaint, your response, and all other evidence of such violations shall be turned over to the appropriate County Prosecutor's Office with a request from the Board that that office institute a criminal proceeding against you.

In the event you do not return this stipulation as signed and agreed to within 15 days of the mailing of this letter, the Board will issue its report and consider turning over its investigation along with a request for prosecution to the County Prosecutor's Office.

If you disagree with the Practice of Law Board's final action, you may seek review by filing a Notice of Petition for Review with the Washington Supreme Court. The Notice must be filed within 30 days of final Practice of Law Board action. You must serve the original Notice of Petition for Review on the Supreme Court Clerk and a copy on the Practice of Law Board. Your Notice must set out your name and address, the name and address of your counsel, if any, and a concise statement of the reason for your appeal. Your Petition must comply with the Rules of Appellate Procedure (RAP). For further information on Petitions for Review, please see GR 25(g).

We are hopeful that we will be able to resolve these matters by stipulation. If you are willing to so stipulate, please sign and date your signature and 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,

A handwritten signature in black ink, appearing to read 'Steve Crossland', written in a cursive style.

Steve Crossland, Chair  
Practice of Law Board

Enclosure: Agreement to Refrain

JS:as

cc: K [REDACTED] B [REDACTED] (w/out enclosure)

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<sup>1</sup>Board member Nancy Ivarinen recused herself during this portion of the meeting.