

GARNICA v TECTON
C/O ATTICUS ADMINISTRATION
PO BOX 64053
SAINT PAUL MN 55164



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KING COUNTY SUPERIOR COURT – THE STATE OF WASHINGTON

If you are a former tenant of Tecton Corporation, a Class Action Settlement may affect your rights.

A Court authorized this Notice. This is not a solicitation from a lawyer.

Please read this Notice carefully.

- This Notice provides information about a proposed class action settlement (“Settlement”) of a lawsuit brought by Ebonie Garnica (“Plaintiff”) against her former landlord, Defendant Tecton Corporation (“Tecton”) and Tecton’s collection agency, Defendant I.Q. Data International, Inc. (“I.Q. Data”) (together, “Defendants”).
- In this case, Plaintiff claims that Tecton withheld security deposits and charged certain penalties and future rent to class members (“tenants”) when they ended their leases early and vacated their units. When tenants did not pay those sums, their accounts were sent to I.Q. Data for collections for a period of time.
- The Court previously certified the lawsuit as a class action against Tecton.
- Defendants deny any wrongdoing and deny the allegations in Plaintiff’s Lawsuit.
- Plaintiff and Defendants (the “Parties”) have reached a proposed settlement and have presented it to the King County Superior Court for approval. If the Settlement is approved, Defendants will pay \$575,000 to cover: damages to class members; attorneys’ fees and costs; administrative fees; and a payment to Plaintiff for her efforts in the case.
- You have the option to participate in the Settlement or not.

SUMMARY OF YOUR RIGHTS AND OPTIONS

DO NOTHING	If you do nothing, you will receive a settlement payment. In exchange, you will give up (“release”) any rights to sue Defendants separately for any released claims.
ASK TO BE EXCLUDED	If you ask to be excluded, you will not share in the settlement funds and you cannot object to any of the terms of settlement; however, you will keep any rights you have to sue (or not sue) Defendants at your own expense.
OBJECT TO THE SETTLEMENT	If you don’t like one or more terms of the Settlement, you can file an objection and tell the Court why. If the Court approves the Settlement anyway, you will be bound by it.

1. Why am I getting this Notice?

You are receiving this Notice because records show that you are a former tenant of a property managed by Tecton who vacated their unit prior to expiration of a lease agreement and, as a result, lost or paid a security deposit, cancellation fee, and/or future rent or utilities (“move out fees”) at some point since April 22, 2020.

The Court ordered that this Notice be sent to advise you of your rights.

If you **want** to participate, you do not need to do anything. You will automatically be a part of the Settlement and will receive a payment.

If you **do not want** to participate, you must complete and return the Form attached to this Notice called a “Request To Be Excluded.”

2. What is this Lawsuit about?

Plaintiff Ebonie Garnica, a former tenant, contends that Tecton violated Washington law when it retained or charged security deposits, cancellation fees, and/or future rent or utilities (“move-out fees”) in connection with a tenant’s early termination of their lease.

The Honorable Kristin Ballinger of the King County Superior Court is overseeing this Lawsuit, referred to as: *Garnica v. Tecton Corporation*, et al., No. 24-2-08848-2 KNT.

Judge Ballinger certified this case as a class action against Tecton on December 30, 2025 and on April 9, 2026 determined that Tecton’s lease and practice of charging move-out fees violates Washington’s Residential Landlord Tenant Act (RLTA). Tecton disputes the allegations and veracity of the rulings.

3. What is a Class Action and who represents me?

A “class action” is a lawsuit where one or more people bring claims on behalf of a group of other similarly situated “class members.”

The Court has approved Plaintiff Ebonie Garnica to serve as a representative of the class together with her attorneys at the law firms of Schroeter Goldmark & Bender and Anderson Santiago, PLLC (“Class Counsel”).

If you want to hire your own lawyer, you may do so at your own expense.

4. Am I a Class Member?

The Court has decided that the following people are class members:

All persons (“Tenants”) who vacated their unit prior to expiration of their lease agreement with Tecton and from whom Tecton retained a security deposit and/or collected a cancellation fee or future rent/utilities at any time since April 22, 2020.

5. What are the reasons for the proposed Settlement?

Since Plaintiff filed this Lawsuit on April 22, 2024, Class Counsel have engaged in extensive investigation of the facts and the law, taken testimony under oath, retained a data expert to analyze Tecton’s records, presented and argued several issues to the Court, and participated in a mediation with a retired judge.

Plaintiff and Class Counsel agreed to the Settlement after considering and comparing the risks and benefits of continued litigation versus settlement on the proposed terms outlined here. Among the factors considered were: Tecton’s financial condition and its claimed inability to satisfy a class-wide judgment, along with the expense, uncertainty, delay of further litigation, and the risk of protracted appeals.

Defendants have concluded that further litigation of the case would be burdensome, expensive, and time-consuming. While they deny wrongdoing, Defendants have agreed to the Settlement to fully resolve the claims against them.

6. What are the terms for the proposed Settlement?

The following is a summary of the terms of the Settlement. A complete copy of the Settlement Agreement is on file with the Clerk at the King County Superior Court.

Defendants agree to pay a total of **\$575,000** (the Gross Settlement Amount) to cover the following:

- **Settlement Class Payments.** At least **\$400,000** (the Net Settlement Amount) will be paid to class members who decide to participate. The individual payments will be allocated on a pro rata basis, based on the amount of move-out fees paid or estimated to be paid by the individual tenant, as calculated by Class Counsel and their data expert. The exact amount of the individual payment will depend on how many class members participate.
- **Attorneys’ Fees and Costs.** Class Counsel have been investigating this Lawsuit since 2024 and will continue to work on it through completion but have not yet received any payment for their services. If the Court approves it, the Gross Settlement Amount will be used to pay attorneys’ fees and costs at 25% of that fund (or \$143,750). This amount includes Class Counsel’s out-of-pocket costs, which are expected to be approximately \$10,000 through final settlement.
- **Class Representative Award.** If the Court approves it, the Gross Settlement Amount will cover an award of up to \$15,000 to Plaintiff Ebonie Garnica in recognition of her efforts in serving as a class representative.
- **Settlement Administrator Fees.** Finally, if approved, the Gross Settlement Fund will be used to pay \$10,990 to an experienced administrator, Atticus Administration LLC, to handle settlement logistics, such as issuing and mailing checks to each Class Member.

In addition to the above monetary terms, Defendants agree to the following changes in their respective practices:

- I.Q. Data agrees to suspend collection efforts and zero out any balances on accounts referred by Tecton since April 22, 2020.
- Tecton agrees to zero out any balances associated with charges for accelerated (“future”) rent or utilities that is calculated in excess of Tecton’s actual damages.
- Tecton agrees it does not and will not charge move-out fees except as permitted by law and will change its lease agreement accordingly.

Finally, separate from the Gross Settlement Fund, I.Q. Data has agreed to pay \$7,681.76 to Plaintiff for her individual claims against I.Q. Data.

7. What is the legal effect of the Settlement?

If the Court approves the Settlement, the Judge will enter a final order dismissing the lawsuit.

Additionally, Defendants will be “released” from claims that were certified by the Court against Tecton (i.e., claims related to move-out fees).

If you choose to participate in the Settlement and receive a payment, you will be bound by this release, meaning you will not be permitted to file a separate lawsuit against Defendants for all released claims.

8. What do I need to do to take part in the Settlement? When will I be paid?

If you want to participate in the Settlement, you are not required to do anything. If the Court approves the Settlement at a final hearing, and if no appeal is filed, payments will be mailed approximately 60 days after final approval.

9. Can I exclude myself from the Settlement?

Yes. If you **do not want** to participate in the Settlement, you can opt out of the case. If you opt out, you will not receive any payment from the Settlement. You will retain your rights under the law and are free to pursue any possible claims on your own at your own expense.

If you want to be excluded, you must communicate your decision by using the “Request for Exclusion” Form, attached to this Notice. Your Form must be received by **September 14, 2026**.

10. Can I participate in the Settlement, but object to a term of the Settlement?

Yes, you can participate in the Settlement, but still object to some aspect or term of the Settlement. If you wish to do so, you must submit a **written objection** to the Clerk of the Court at least five court days prior to the Final Hearing. You must also provide a copy of your written objection to:

Mary Dardeau, Class Counsel Paralegal
 Re: Tecton Class Action
 Schroeter Goldmark & Bender
 401 Union Street, #3400
 Seattle, WA 98101
email: dardeau@sgb-law.com
phone: 206-622-8000

Any written objection must contain your name, address, phone number, email, and the substance of your objection. If you file a timely objection, you may appear in person at the final hearing (date below) to explain your position. You may hire an attorney at your own expense to represent you at this hearing. Only settlement class members who object to the proposed Settlement according to these procedures will be permitted to appeal any decision related to the Settlement. Settlement class members who fail to present objections in the manner outlined in this Notice will have waived the right to object.

11. Can anyone retaliate against me for participating or excluding myself?

No one is permitted to punish you in any way if you choose to participate in or exclude yourself from this Settlement.

12. When will the Court decide whether to approve the Settlement?

On **October 30, 2026** at the King County Superior Court in Courtroom W864, Washington, the Court will conduct a hearing to determine whether the proposed Settlement is fair, adequate, and reasonable. Attorneys for Plaintiff and Defendants will attend.

NOTE: If you wish to attend the hearing you are welcome to do so, but you are **not** required to attend to receive a settlement payment. If you wish to **speak** at the hearing, you must notify Class Counsel by October 25, 2026.

The date and time of the hearing is subject to change without further notice. Please confirm the date, time, and location with Class Counsel or the Clerk's Office if you wish to attend.

13. How can I obtain more information?

DO NOT CONTACT THE COURT, THE JUDGE, OR DEFENDANTS' ATTORNEYS WITH QUESTIONS.

Any questions you have concerning this Notice or any changes of name or address may be directed to: +1 800-912-9428 or TectonSettlement@atticusadmin.com.

More details and a full copy the Settlement Agreement are available at this website www.atticusadmin.com/garnica-v-tecton-corporation. You may also review and copy pleadings and other records in this litigation at any time during regular office hours at the Office of the Clerk, King County Superior Court in either Seattle or Kent, Washington.

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REQUEST TO BE EXCLUDED

Please carefully read the notice mailed with this form before you go any further.

Do not fill out this form if you want to participate in the Settlement and receive a payment.

If you **do not want** to participate in the Settlement and receive a payment, please check the box below, sign and date this form, and return it to the address listed here. This Form must be mailed or emailed by **September 14, 2026**:

Garnica v Tecton
c/o Atticus Administration
PO Box 64053
St Paul, MN 55164
Email: TectonSettlement@atticusadmin.com
Telephone: +1 800-912-9428

- ☐ I want to be **excluded** from the Class Action Settlement in the case *Garnica v. Tecton Corporation, et al.*, No. 24-2-08848-2 KNT (King County Superior Court).

PRINT NAME:

SIGNATURE:

ADDRESS:

PHONE:

EMAIL:

DATED:



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