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9 **UNITED STATES DISTRICT COURT**
10 **FOR THE EASTERN DISTRICT OF WASHINGTON**

11 RYAN DALEY, and individual, and)
12 ISAAK CURRY, an individual, each on)
behalf of himself and all others) Case No.: 2:18-CV-00381-SMJ
13 similarly situated,)
14) **PLAINTIFFS' MOTION FOR**
15) **AWARD OF ATTORNEYS' FEES,**
16) **COSTS, AND SERVICE AWARD**
17)
18)
19)
20)
Plaintiffs,)
vs.)
GREYSTAR REAL ESTATE)
PARTNERS, LLC, a Delaware limited)
liability company; GREYSTAR)
MANAGEMENT SERVICES, L.P., a)
Delaware corporation; GREYSTAR RS)
WEST, LLC, a Delaware limited)
liability company,)
Defendants.)

PLAINTIFFS' MOTION FOR AWARD OF ATTORNEYS'
FEES, COSTS, AND SERVICE AWARD

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I. INTRODUCTION

Consistent with the parties' settlement agreement, Class Representatives Ryan Daley and Isaak Curry and Class Counsel request that the Court award attorneys' fees and costs of \$625,000 and further approve combined statutory damages and service award payments of \$2,500, each, for Class Representatives Daley and Curry. The Class Representatives and Class Counsel vigorously litigated this case for a substantial amount of time before negotiating a settlement that required Defendants to establish a settlement fund in the amount of \$2,500,000, which will be used to pay the class members, class administration costs, class representative incentives, and attorneys' fees and costs. (ECF No. 127, ¶ 6). If the Court approves the settlement, and all class members make a valid claim, \$1,770,000 will be divided evenly by the 80,942 class members resulting in a payment of \$21.86. (ECF No. 127, ¶ 7).

Class Counsel has devoted a substantial number of hours to the prosecution of this case. (ECF No. 138, ¶ 29, Ex. A). In addition, the fee request includes the amount in litigation costs that Class Counsel has incurred. (ECF No. 138, ¶ 30).

The combined statutory damages and service award payments Class Representatives seek are reasonable and equal to or less than the commonly applied Ninth Circuit 25 percent benchmark. Accordingly, the Class

1 Representatives and Class Counsel request that the Court grant their motion. This
2 motion is not opposed by the Defendants.

3 II. ARGUMENT AND AUTHORITY

4 A. Plaintiffs and Class Counsel vigorously litigated on behalf of the Class.

5 Before filing this lawsuit, Class Counsel spent many months investigating
6 the facts and researching the applicable law. (ECF No. 127, ¶ 3). This
7 investigation included gathering information about Plaintiffs’ experiences with the
8 Defendants, Defendants’ practices and business structure, obtaining and reviewing
9 extensive documentation supporting their claims, and researching applicable
10 statutes, regulations, and case law to develop applicable legal theories. (ECF No.
11 127, ¶ 3).

12 Thereafter, on December 11, 2018, Plaintiff Representatives Daley and
13 Curry, on behalf of themselves and all others similarly situated, filed a Complaint
14 against various Greystar entities (collectively “Greystar” or “Defendants”) alleging
15 violations of the Washington Residential Landlord Tenant Act, RCW 59.18, *et*
16 *seq.*, in the United States District Court Eastern District of Washington. (ECF No.
17 1). Once in litigation, the parties engaged in discovery and extensive motion
18 practice, including multiple dispositive motions filed by the Defendants under a
19 variety of theories, a heavily contested class certification motion, and objection to
20 Magistrate Dimke’s recommendations. (ECF No. 127, ¶ 3).

1 On August 13, 2020, this Court certified a class consisting of: All persons
2 who applied to rent any property in the state of Washington where the rental
3 property, on the date of application, was owned or managed by Defendants, who
4 paid a tenant screening fee to Defendants or their affiliates, between June 9, 2016,
5 and August 13, 2020. (ECF No. 96).

6 In November 2019, the parties participated in all-day mediation, with a final
7 arms-length settlement agreement achieved only after continued negotiations that
8 went on for months after the formal mediation was completed. (ECF No. 127, ¶¶
9 4, 5, 6).

10 **B. Plaintiffs and Class Counsel negotiated an outstanding settlement for**
11 **Class members.**

12 Following mediation with Louis Peterson on November 9, 2020, and
13 extensive negotiations thereafter, the parties reached a class-wide settlement
14 agreement. (ECF No. 127, ¶ 4). The settlement requires Defendants to establish a
15 settlement fund in the amount of \$2,500,000, which will be used to pay the class
16 members, class administration costs, class representative incentives, and attorneys'
17 fees and costs. (ECF No. 127, ¶ 6). If the Court approves the settlement, and all
18 class members make a valid claim, \$1,770,000 will be divided evenly by the
19 80,942 class members resulting in a payment of \$21.86 per class member. (ECF
20 No. 127, ¶ 7). Given the alleged uncertainty of the claims, in addition to the open

1 question at that time regarding which statute of limitations applies to the Plaintiffs’
2 claims, the result is exceptional.

3 As part of the settlement agreement reached, Defendants agreed not to
4 contest service awards of \$2,500 to each Representative Plaintiff and Class
5 Counsel attorneys’ fees and costs up to \$625,000. (ECF No. 127, ¶¶ 9, 10).
6 Defendants also agreed to pay all class administration costs under \$100,000 which
7 the parties are on track to accomplish. (ECF 127, ¶ 8).

8 **C. Class Counsel requests a reasonable award of attorneys' fees and costs.**

9 “Attorneys’ fees provisions included in proposed class action settlement
10 agreements are, like every other aspect of such agreements, subject to the
11 determination whether the settlement is ‘fundamentally fair, adequate, and
12 reasonable.’” *Staton v. Boeing Co.*, 327 F.3d 938, 963 (9th Cir 2003) (quoting Fed.
13 R. Civ. P. 23(e)). “The plain text of [Fed. R. Civ. P. 23(h)] requires that any class
14 member be allowed an opportunity to object to the fee ‘motion’ itself.” *In re*
15 *Mercury Interactive Corp. Sec. Litig.*, 618 F.3d 988, 993-994 (9th Cir. 2010). Class
16 Counsel are submitting their fee motion in advance of final approval, as required
17 by *In re Mercury Interactive Corp.*, and will address any objections in their motion
18 for final approval.

19 ////

20 ////

1 **1. The percentage-of-the-fund method is the appropriate calculation for**
2 **attorney’s fees in this case.**

3 District courts have discretion to use either the percentage-of-the-fund
4 method or the lodestar method to calculate a reasonable attorneys' fee from a
5 common fund established by a class action settlement. *Vizcaino v. Microsoft Corp.*,
6 290 F.3d 1043, 1047 (9th Cir. 2002); *In re Mercury Interactive Corp. Sec. Litig.*,
7 618 F.3d at 993-994. The method a district court chooses to use, and its application
8 of that method, must achieve a reasonable result. *See In re Bluetooth Headset*
9 *Prods. Liab. Litig.*, 654 F.3d 935, 942 (9th Cir. 2011) (“Though courts have
10 discretion to choose which calculation method they use, their discretion must be
11 exercised so as to achieve a reasonable result.”). As the Ninth Circuit has
12 instructed, “[r]easonableness is the goal, and mechanical or formulaic application
13 of either method, where it yields an unreasonable result, can be an abuse of
14 discretion.” *In re Coord. Pretrial Proceedings in Petroleum Prods. Antitrust Litig.*,
15 109 F.3d 602, 607 (9th Cir. 1997). Notwithstanding, the percentage-of-the-fund
16 method is generally considered the appropriate method for calculating fees when,
17 as in this case, a common fund has been created. *See, e.g., In re Bluetooth*, 654
18 F.3d at 942 (“Because the benefit to the class is easily quantified in common-fund
19 settlements, we have allowed courts to award attorneys a percentage of the
20 common fund in lieu of the often more time-consuming task of calculating the

1 lodestar.”); *In re Omnivision Techs., Inc.*, 559 F. Supp. 2d 1036, 1046 (N.D. Cal.
2 2008) (observing that “use of the percentage method in common fund cases
3 appears to be dominant” and discussing its advantages over the lodestar method).

4 Under the percentage-of-recovery method, the attorneys' fees equal some
5 percentage of the common settlement fund; in this circuit, the benchmark
6 percentage is generally 25 percent. *In re Bluetooth Headset Prods. Liab. Litig.*,
7 654 F.3d at 942; *Paul, Johnson, Alston & Hunt v. Grauly*, 886 F.2d 268, 272 (9th
8 Cir.1989); *see also Six (6) Mexican Workers v. Arizona Citrus Growers*, 904 F.2d
9 1301, 1311 (9th Cir. 1990) (citing *3 Newberg on Class Actions*, § 14.03 (20–30
10 percent is usual common fund award) and *In re GNC Shareholder Litigation: All*
11 *Actions*, 668 F.Supp. 450, 452 (W.D.Penn.1987) (awarding 25 percent attorneys’
12 fees from common settlement fund of over two million dollars)).

13 Notwithstanding the 25 percent benchmark, Ninth Circuit courts have
14 routinely approved percentages larger than the benchmark. *See, e.g., In re Pac.*
15 *Enters. Secs. Litig.*, 47 F.3d 373, 379 (9th Cir. 1995) (affirming an award equal to
16 33 percent of the common fund); *In re Mego Fin. Corp. Sec. Litig.*, 213 F.3d 454,
17 460, 463 (9th Cir. 2000) (affirming award of attorneys’ fees equal to 33 percent of
18 the total recovery); *Brown v. Consumer Law Assoc., LLC*, No. 11-CV-0194-TOR,
19 2013 WL 2285368, at *4 (E.D. Wash. May 23, 2013) (30 percent of the common
20 fund); *In re HQ Sustainable Maritime Indus., Inc. Derivative Litig., No. C11-910*

1 *RSL*, 2013 WL 5421626, at *3 (W.D. Wash. Sept. 26, 2013) (30 percent of the
2 common fund); *In re Activision Secs. Litig.*, 723 F. Supp. 1373, 1379 (N.D. Cal.
3 1989) (32.8 percent); *In re Ampicillin Antitrust Litig.*, 526 F. Supp. 494, 500
4 (D.D.C. 1981) (45 percent of \$7.3 million settlement fund); *Dennings v. Clearwire*
5 *Corp.*, No. C10-1859JLR, 2013 U.S. Dist. LEXIS 64021 (W.D. Wash. May 3,
6 2013) (35.78 percent fee).

7 This holds true even in instances where the class recovery runs into the
8 millions of dollars. *In re Mego Fin. Corp. Sec. Litig.*, 213 F.3d at 463 (confirming
9 award of 33.33 percent of the \$1.75 million recovery); *Brown v. Consumer Law*
10 *Assoc., LLC*, No. 11-CV-0194-TOR, 2013 WL 2285368, at *4 (awarding 30
11 percent of the \$1.15 million common fund); *In re Activision Secs. Litig.*, 723 F.
12 Supp. at 1379 (awarding 32.8 percent in fees and expenses of the near \$4.75
13 million settlement).

14 Here, the percentage-of-the-fund method is the appropriate method for
15 determining a reasonable fee in this case. The benefit to the class is easily
16 quantified. Class Counsel's efforts resulted in a \$2,500,000 common fund, which
17 will be distributed to all class members who make a claim, and includes
18 administration expenses, Court-approved fees, and Court-approved service awards.
19 (ECF No. 127, ¶¶ 8, 9, 10).

1 **2. A fee award at the Ninth Circuit benchmark of 25 percent of the**
2 **Settlement Fund will fairly compensate Class Counsel for their work**
3 **on behalf of the Settlement Class.**

4 As noted above, The Ninth Circuit has instructed that 25 percent is “a proper
5 benchmark figure,” with common fund fees typically ranging from 20 to 30
6 percent of the fund. *In re Coordinated Pretrial Proc. in Petroleum Prod. Antitrust*
7 *Litig.*, 109 F.3d 602, 607 (9th Cir. 1997) (citation omitted). A district court must
8 “adequately explain” the special circumstances justifying departure from the 25
9 percent benchmark. *In re Bluetooth*, 654 F.3d at 942. The 25 percent benchmark is
10 the starting point for the analysis, and the percentage may be adjusted up or down
11 based on the court’s consideration of “all of the circumstances of the case.”
12 *Vizcaino*, 290 F.3d at 1048. The relevant circumstances include (1) the results
13 achieved for the class, (2) the risk counsel assumed, (3) the skill required and the
14 quality of the work, (4) the contingent nature of the fee, (5) whether the fee is
15 above or below the market rate, and (6) awards in similar cases. *Id.* at 1048–50.
16 Consideration of “the circumstances of the case,” *Vizcaino*, 290 F.3d at 1048,
17 confirms that an award at the 25 percent benchmark is appropriate. Awarding the
18 25 percent benchmark rate ensures that attorneys are not penalized for efficient
19 litigation on meritorious claims.

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1 **a. Class Counsel achieved an excellent result for the class.**

2 The Settlement Agreement requires Defendants to pay \$2,500,000 into the
3 Settlement fund and all Settlement Class Members who make a valid claim will be
4 entitled to compensation in the amount of \$21.86. (ECF 127, ¶ 6). This recovery
5 represents 21.67 percent of the maximum discretionary damage the Court could
6 award, exceeding similar settlements approved by other courts. *Cavnar v.*
7 *BounceBack, Inc.*, No. 2:45-CV-235-RMP, ECF No. 154 (E.D. Wash. Sept. 15,
8 2015)¹ (approving settlement providing 15.6 percent of alleged unlawful collection
9 fees paid by class members alleging FDCPA and Consumer Protection Act
10 violations); *In re Mego Fin. Corp. Sec. Litig.*, 213 F.3d at 459 (affirming the
11 district court’s approval of a settlement estimated to be worth between 16.67 and
12 50 percent of class members’ estimated losses). The amount of recovery per class
13 member is also not affected by Class Counsels’ request for attorneys’ fees and the
14 Class Representatives’ request for incentive awards, as Defendants have agreed to
15 pay those awards in their requested amounts if approved by the Court. (ECF 127,
16 ¶¶ 9, 10).

17 ////

18 _____
19 ¹ Attorney Kirk D. Miller was one of the appointed class counsel in this case. In
20 order to facilitate the settlement, all plaintiff attorneys on this case accepted
approximately ½ of Lodestar attorney fees.

1 **b. Class Counsel assumed significant risk in prosecuting this action**
2 **for nearly three (3) years.**

3 Class Counsel’s fee request reflects that the case was risky and handled on a
4 contingency basis. *In re Online DVD-Rental Antitrust Litig.*, 779 F.3d 934, 954-55
5 (9th Cir. 2015). Class Counsel invested hundreds of hours of work into the case
6 over for nearly three years and also advanced significant litigation costs. (ECF No.
7 138, ¶ 30); *Vizcaino*, 290 F.3d at 1048; *see also Jenson v. First Tr. Corp.*, No. CV
8 05-3124 ABC, 2008 WL 11338161, at *12 (C.D. Cal. June 9, 2008) (“Uncertainty
9 that any recovery ultimately would be obtained is a highly relevant consideration.
10 Indeed, the risks assumed by Counsel, particularly the risk of non-payment or
11 reimbursement of expenses, is important to determining a proper fee award.”)
12 (internal citation omitted).

13 Class Counsel represented Plaintiffs and the Class entirely on a contingent
14 basis. (ECF No. 138, ¶ 23; ECF No. 139, ¶ 6). Courts recognize that awarding
15 contingent fees that often exceed fees for services provided on a non-contingent
16 basis is necessary to encourage counsel to take on contingency the cases of
17 plaintiffs who otherwise could not afford to pay hourly fees. *In re Wash. Public*
18 *Power Supply Sys. Secs. Litig.*, 19 F.3d 1291, 1299 (9th Cir. 1994). Here, as in
19 many consumer class actions, there was also a very real risk that Class Counsel
20 would not recover their fees and costs at all. *See Bund v. Safeguard Properties*,

1 *Inc.*, 2018 WL 5112642 (W.D. Wash. Oct. 19, 2018) (class action case decertified
2 and dismissed after years of litigation, without attorneys receiving any fees).

3 **c. Class Counsel produced high quality work reflecting their skill
4 and experience.**

5 Class Counsels' work in this case included several successful defenses to
6 Defendants' multiple dispositive motions and attempts to evade class certification.
7 Class Counsel proceeded with a novel claim which had never been brought in a
8 class action context, and with no prior case law established. Class Counsel
9 pioneered this cause of action to represent a class of litigants who are historically
10 underserved in the legal community and whose individual damages would likely
11 not inspire many other attorneys in this region to meet with them, much less
12 consider representing them. Class Counsels' skill and experience allowed them to
13 gather the evidence necessary to overcome Defendants' multiple efforts to defeat
14 the Plaintiffs' claim, obtain class certification, and ultimately apply pressure on
15 Defendants to settle the case for \$2,500,000.

16 **d. Class Counsels' requested fee is at the market rate and consistent
17 with awards in similar consumer cases.**

18 Washington courts routinely award attorneys' fees of more than 25 percent
19 of the common in consumer class actions, an umbrella of law that tenant-sided
20 class actions fall under. *See e.g., Forbes v. Am. Bldg. Maint. Co. W.*, 170 Wn.2d
157, 161–66, 240 P.3d 790 (2010) (40 percent contingency fee based on the \$5

1 million settlement was fair and reasonable); *Ikuseghan v. Multicare Health Sys.*,
2 2016 WL 4363198 (W.D. Wash. Aug. 16, 2016) (awarding 30 percent of common
3 fund); *Vizcaino*, 290 F.3d at 1047 (affirming award of 28 percent of the common
4 fund by United States District Court for the Western District of Washington);
5 *Desio v. Emercon Elec. Co.*, No. 2:15-CV-00346-SMJ, ECF No. 84 (E.D. Wash.
6 Feb. 7, 2018) (awarding 25 percent of the common fund).

7 Here, Plaintiffs and Class Counsel request attorneys' fees and costs totaling
8 \$625,000. (ECF No. 138, ¶ 29, Ex. A). The request is 25 percent of the \$2,500,000
9 common fund and is not contested by Defendants. (ECF No. 127, ¶¶ 6, 10). Class
10 Counsels' requested \$625,000 in attorneys' fees and expenses is at Ninth Circuit
11 benchmark, and less than or equal to amounts awarded in similar cases. *See Alan*
12 *Hirsch et al., Awarding Attorneys' Fees and Managing Fee Litigation*, 82-83
13 (Federal Judicial Center 3d ed. 2015) (explaining that the percentage method
14 "helps ensure that the fee award will simulate marketplace rates, since most
15 common fund cases are handled on a contingency basis").

16 **3. The lodestar method as a cross-check illustrates that Class Counsels'**
17 **request for attorneys' fees is reasonable.**

18 One way that a court may demonstrate that its use of a particular method or
19 the amount awarded is reasonable is by conducting a cross-check using the other
20 method. For example, a cross-check using the lodestar method "can confirm that a

1 percentage of recovery amount does not award counsel an exorbitant hourly rate.”
2 *Bluetooth*, 654 F.3d at 945 (quoting *In re Gen. Motors Corp. Pick-Up Truck Fuel*
3 *Tank Prods. Liab. Litig.*, 55 F.3d 768, 821 n. 40 (3d Cir. 1995)).

4 The lodestar method may be employed where, a fee-shifting statute
5 authorizes “the award of fees to ensure compensation for counsel undertaking
6 socially beneficial litigation.” *Bluetooth*, 654 F.3d at 941. Here, the certified claim
7 arises under a statute that provides for fee-shifting to encourage litigation in the
8 public interest. *See* RCW 59.18.257 (RLTA).

9 The Ninth Circuit also recognizes that the lodestar method is appropriate
10 “when special circumstances indicate that the percentage recovery would be either
11 too small or too large in light of the hours devoted to the case or other relevant
12 factors.” *Six {6} Mexican Workers*, 904 F.2d at 1311. “Under the
13 lodestar/multiplier method, the district court first calculates the ‘lodestar’ by
14 multiplying the reasonable hours expended by a reasonable hourly rate.” *In re*
15 *Wash. Pub. Power*, 19 F.3d at 1295 n.2; *see also Staton*, 327 F.3d at 965. “There is
16 a ‘strong presumption’ that the lodestar figure represents the reasonable fee.” *Byles*
17 *v. Ace Parking Mgmt., Inc.*, No. C160834-JCC, 2019 WL 3936663, at 1 (W.D.
18 Wash. Aug. 20, 2019).

19 If circumstances warrant, the court may adjust the lodestar to account for
20 other factors which are not subsumed within it. *Staton*, 327 F.3d at 965 & n.17.

1 Upward adjustments may be appropriate “to account for several factors, including
2 ... the quality of the representation, the benefit obtained for the class, the
3 complexity and novelty of the issues presented, the risk of nonpayment, and any
4 delay in payment.” *Manual for Complex Litigation (Fourth 2004)* (“MCL”) §
5 14.122, p. 195-96; *see also In re Bluetooth*, 654 F.3d at 942. The lodestar-
6 multiplier method confirms the propriety of the requested fee in this matter.

7 Class Counsel have submitted detailed declarations and time records with
8 this motion. The time records include the number of hours worked, the work
9 performed, and the attorney or staff member who performed the work. Because the
10 case is not yet concluded, the total time spent by counsel to resolve this case
11 continues to increase. (ECF No. 139, ¶ 15). As the declarations and time records
12 so far show, Class Counsel spent over 470 hours on this litigation. (ECF No. 138, ¶
13 29, Ex. A). These hours, multiplied by the attorneys’ and staff members’ usual
14 hourly rates, result in a lodestar of \$215,645.55, prior to any multiplier. In addition,
15 class administration and attorney time is far from completed in this case and the
16 total hours spent by counsel will increase through the final fairness hearing,
17 currently set for January 11, 2022. (ECF No. 139, ¶ 15; ECF No. 130).

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1 **a. Class Counsels’ fee request is reasonable compared to the**
2 **Lodestar calculation.**

3 In the Ninth Circuit, multipliers “ranging from one to four are frequently
4 awarded.” *Vizcaino*, 290 F.3d at 1051 n.6. Courts find higher multipliers
5 appropriate when using the lodestar method as a cross-check for an award based on
6 the percentage method. *See, e.g., Steiner v. Am. Broad Co., Inc.*, 248 F. App’x 780,
7 783 (9th Cir. 2007) (finding a multiplier of approximately 6.85 to be “well within
8 the range of multipliers that courts have allowed” when cross-checking a fee based
9 on a percentage of the fund); *Van Vranken v. Atl. Richfield Co.*, 901 F. Supp. 294,
10 298-99 (N.D. Cal. 1995) (finding that a multiplier of 3.6 was “well within the
11 acceptable range” and explaining that “[m]ultipliers in the 3-4 range are
12 common”); *Johnson v. Fujitsu Tech. & Bus. of Am., Inc., No. 16-CV-03698-NC*,
13 2018 WL 2183253, at *7 (N.D. Cal. May 11, 2018) (finding a 4.375 multiplier to
14 be reasonable in cross-checking a fee of 25 percent of a settlement fund). Here,
15 Class Counsel requests an adjustment from Lodestar (2.89 multiplier) less than the
16 Ninth Circuit’s 4x benchmark, which makes the fee request presumptively
17 reasonable.

18 Courts may consider the following factors when assessing the
19 reasonableness of a multiplier: “(1) the time and labor required, (2) the novelty and
20 difficulty of the questions involved, (3) the skill requisite to perform the legal

1 service properly, (4) the preclusion of other employment by the attorney due to
2 acceptance of the case, (5) the customary fee, (6) whether the fee is fixed or
3 contingent, (7) time limitations imposed by the client or the circumstances, (8) the
4 amount involved and the results obtained, (9) the experience, reputation, and
5 ability of the attorneys, (10) the ‘undesirability’ of the case, (11) the nature and
6 length of the professional relationship with the client, and (12) awards in similar
7 cases.” *Kerr v. Screen Extras Guild, Inc.*, 526 F.2d 67, 70 (9th Cir. 1975); *see also*
8 *Vizcaino*, 290 F.3d at 1051 (noting that the district court found a 3.65 multiplier to
9 be reasonable after considering the factors in *Kerr*). Application of these factors
10 confirms that a multiplier of 2.89 is reasonable and appropriate in this case. Class
11 Counsel took this case on a contingent basis and to the preclusion of other work
12 and at considerable financial risk.

13 The unopposed fee requested in this case is particularly appropriate because
14 Class Counsel does not request any fee exceeding the Ninth Circuit’s benchmark
15 of 25 percent of the settlement, and counsel will continue to respond to class
16 members calls and work with the settlement administrator through final approval
17 and distribution of the settlement funds.

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1 **b. Class Counsel expended a reasonable number of hours litigating**
2 **this case.**

3 The more than 470 hours that Class Counsel devoted to investigation,
4 discovery, motion practice, and achieving a favorable settlement are reasonable.
5 *See Moreno v. City of Sacramento*, 534 F.3d 1106, 1111 (9th Cir. 2008) (“The
6 number of hours to be compensated is calculated by considering whether, in light
7 of the circumstances, the time could reasonably have been billed to a private
8 client.”). Class Counsel spent a substantial amount of time investigating Plaintiffs’
9 claims before filing this lawsuit. (ECF No. 127, ¶ 3). This investigation included
10 gathering information about Plaintiffs’ experiences and Defendants’ practices and
11 business structure, reviewing related documentation, and researching applicable
12 statutes, regulations, and case law to develop applicable legal theories. (ECF No.
13 127, ¶ 3).

14 After the Complaint was filed, the parties engaged in discovery and
15 extensive motion practice, including multiple contested dismissal and class
16 certification motions. (ECF No 127, ¶ 3). Class Counsel spent significant time on
17 motion practice. Plaintiffs’ claims were novel, and their motion for class
18 certification was hard fought, with Defendants challenging several of Fed R. Civ.
19 P. 23’s requirements. (ECF 64). After the class was certified, the parties proceeded
20

1 to mediation, with a final settlement agreement finally being reached through
2 continued negotiations several months later. (ECF No. 127, ¶¶ 4, 5, 6).

3 Negotiating a settlement that provides Settlement Class Members with
4 significant monetary compensation required considerable effort. Class Counsel
5 prepared for the formal mediation by compiling damages models from Defendants’
6 available data and preparing argument for Plaintiffs’ novel claim. Negotiations
7 continued for months after the formal mediation. The parties ultimately agreed to
8 a settlement that requires Defendants to establish a settlement fund in the amount
9 of \$2,500,000, which will be used to pay the class members, class administration
10 costs, class representative incentives, attorneys’ fees and costs, and will ensure that
11 Greystar ceases collecting information from, and charging fees to prospective
12 tenants without first providing certain required disclosures. (ECF No. 127, ¶ 6).

13 Class Counsel reviewed their time records and exercised billing judgment to
14 reduce time that arguably could have been more efficiently spent and to eliminate
15 purely administrative time. (ECF No. 139, ¶ 13). A court may reduce the overall
16 number of hours only when it specifically finds that the work was “unnecessarily
17 duplicative.” *Moreno*, 534 F.3d at 1113. “One certainly expects some degree of
18 duplication as an inherent part of the process. There is no reason why the lawyer
19 should perform this necessary work for free.” *Id.* at 1112. Courts are particularly
20 reluctant to reduce hours for duplication where, as here, counsel worked on a

1 contingency fee basis. *Id.* As the Ninth Circuit noted, “lawyers are not likely to
2 spend unnecessary time on contingency cases in the hope of inflating their fees.
3 The payoff is too uncertain, as to both the result and the amount of the fee.” *Id.*
4 Thus, “[b]y and large, the court should defer to the winning lawyer's professional
5 judgment as to how much time was required to spend on the case; after all, he won,
6 and might not have, had he been more of a slacker.” *Id.*

7 **c. Class Counsels’ rates are consistent with community rates for**
8 **similar attorneys’ work of comparable skill, experience, and**
9 **reputation.**

10 In determining a reasonable rate, the court considers the “experience, skill
11 and reputation of the attorney requesting fees.” *Trevino v. Gates*, 99 F.3d 911, 924
12 (9th Cir. 1996). Courts also look at the prevailing market rates in the relevant
13 community, which is the forum in which the district court sits. *Gonzalez v. City of*
14 *Maywood*, 729 F.3d 1196, 1205 (9th Cir. 2013). Courts approve rates that are
15 comparable to “the fees that private attorneys of an ability and reputation
16 comparable to that of prevailing counsel charge their paying clients for legal work
17 of similar complexity.” *Welch v. Metro. Life Ins. Co.*, 480 F.3d 942, 946 (9th Cir.
18 2007); *see also Dang v. Cross*, 422 F.3d 800, 813 (9th Cir. 2005) (hourly rates are
19 reasonable if they fall within the range of “prevailing market rates in the relevant
20 community” given “the experience, skill, and reputation of the attorney”). Courts

1 consider declarations from Class Counsel and fee awards in other cases as
2 evidence of prevailing market rates. *Welch*, 480 F.3d at 947.

3 This district, in cases involving consumer class actions from more than eight
4 years ago, approved contingent rates above the requested rates in this
5 matter. *Brown v. Consumer Law Assocs. LLC*, Case No. CV-11-0194-TOR, ECF
6 Nos. 211, 212 & 227 (approving rates up to \$540); *Bronzich v. Persels & Assocs.,*
7 *LLC*, Case No. CV-10-00364-TOR (E.D. Wash. Jan. 25, 2013), ECF Nos. 296, 297
8 & 311 (approving rates up to \$530). This district has additionally approved non-
9 contingent rates in a non-complex motion to dismiss of \$425 for a senior attorney
10 (billed to client at \$745 per hour) and \$300 per hour for a junior attorney (billed to
11 client at \$495 per hour). *Gordon v. Robinhood Financial, LLC*, Case No. CV-19-
12 00390-TOR (E.D. Wash. Apr. 1, 2020), ECF No. 29. In the Western District,
13 courts have regularly approved as reasonable hourly rates billed by attorneys up to
14 \$650, paralegals up to \$185, and litigation staff up to \$125. *See* Final Approval
15 Order and Final Judgment at 7, *Miller v. PSC, Inc.*, No. 3:17-CV-05864-RBL
16 (W.D. Wash. Jan. 10, 2020), ECF No. 75 (approving partner rates of \$400-\$550
17 per hour, associate rate of \$325 per hour, paralegal rate of \$175, and litigation staff
18 rate of \$125 per hour); *Nugussie v. HMS Host N. Am.*, No. 2:16-CV-00268, 2018
19 WL 9662641, at 1 (W.D. Wash. Feb. 22, 2018) (approving attorney rates ranging
20 from \$310 to \$565); *Paulson v. Principal Life Ins. Co.*, No. 16-5268 RJB, 2017

1 WL 4843837, at 4 (W.D. Wash. Oct. 26, 2017) (approving attorney rates of \$450-
2 \$500 and a paralegal rate of \$185); *Rinky Dink v. World Business Lenders, LLC*,
3 No. 2:14-CV-0268-JCC (W.D. Wash. May 31, 2016), ECF No. 92 at 7-8
4 (approving partner rates of \$500 -\$650 per hour, associate rates of \$250-\$400 per
5 hour, paralegal rate of \$250, and litigation staff rates of \$100-\$200).

6 Class Counsels' hourly rates of \$425-\$525, paralegals at \$125, and \$90 for
7 litigation staff are well within, if not below, the prevailing market range. (ECF No.
8 138, ¶¶ 23, 24; ECF No. 139, ¶ 12; ECF No. 140, ¶¶ 12, 13). Class Counsel have
9 provided the Court with declarations describing the basis for their hourly rates,
10 including their education, legal experience, and reputation in the legal community.
11 (ECF Nos. 138-140). Counsel set the rates for attorneys and staff members based
12 on a variety of factors, including the experience, skill and sophistication required
13 for the types of legal services typically performed, the rates customarily charged in
14 the market, and the experience, reputation and ability of the attorneys and staff
15 members. (ECF Nos. 138-140). Because they are in line with rates approved in
16 this district, Class Counsel's hourly rates are reasonable.

17 **D. Class Counsels' costs were necessarily and reasonably incurred.**

18 Class Counsels' fee request includes reimbursement of the \$1,618.05 in
19 litigation costs they expended in prosecuting this case. As courts in this circuit
20 have recognized, "[t]he Ninth Circuit allows recovery of pre-settlement litigation

1 costs in the context of class action settlement. Reimbursement of reasonable costs
2 is fully in keeping with applicable law.” *Arthur v. Sallie Mae, Inc.*, No. 10-CV-
3 00198-JLR, 2012 WL 4076119, at 2 (W.D. Wash. Sept. 17, 2012) (internal
4 citations omitted); *see also Corson v. Toyota Motor Sales U.S.A., Inc.*, No. CV 12-
5 8499-JGB, 2016 WL 1375838, at 9 (C.D. Cal. Apr. 4, 2016) (“Expenses such as
6 reimbursement for travel, meals, lodging, photocopying, long-distance telephone
7 calls, computer legal research, postage, courier service, mediation, exhibits,
8 documents scanning, and visual equipment are typically recoverable”); *Hopkins v.*
9 *Stryker Sales Corp.*, No. 11-CV-02786-LHK, 2013 WL 496358, at 6 (N.D. Cal.
10 Feb. 6, 2013) (awarding costs for document review, depositions, and experts).
11 Class Counsel provided the Court with a chart listing their costs by category. ECF
12 No. 138, ¶ 30).

13 **E. Class Representatives request reasonable service awards.**

14 Service awards are “fairly typical in class actions.” *Barovic v. Ballmer*, Nos.
15 C14-0540 JCC, *et al.*, 2016 WL 199674, at 5 (W.D. Wash. Jan. 13, 2016) (citation
16 omitted). They “are intended to compensate class representatives for work done on
17 behalf of the class, to make up for financial or reputational risk undertaken in
18 bringing the action, and, sometimes, to recognize their willingness to act as a
19 private attorney general.” *Rodriguez v. W. Publ’g Corp.*, 563 F.3d 948, 958-59 (9th
20 Cir. 2009). Service awards “help promote the public policy of encouraging

1 individuals to undertake the responsibility of representative lawsuits.” *Byles*, 2019
2 WL 3936663, at 2; *see also Grace v. Apple, Inc.*, No. 17-CV-00551-LHK, 2021
3 WL 1222193, at 7 (N.D. Cal. Mar. 31, 2021) (“Unlike the Eleventh Circuit in
4 *Johnson v. NPAS Solutions, LLC*, 975 F.3d 1244 (11th Cir. 2020), the Ninth Circuit
5 has not held that service awards violated Supreme Court decisions from the 1800s.
6 Thus, like other courts in this district, this Court declines to follow *Johnson*.”)
7 (citation omitted). The criteria courts consider when determining whether to make
8 an incentive award and the amount of the award include the risk to the class
9 representative, both financial and otherwise, the notoriety and personal difficulties
10 encountered by the class representative, the amount of time and effort spent, the
11 duration of the litigation, and the personal benefit enjoyed by the class
12 representative as a result of the litigation. *Carideo v. Dell, Inc.*, No. 06-CV-01772-
13 PET, 2010 WL 11530555, at 3 (W.D. Wash. Dec. 17, 2010).

14 Class Representatives Daley and Curry each request combined statutory
15 damage and service award payments of \$2,500 in recognition of their service to the
16 Class. (ECF 127, ¶ 9). Daley and Curry assisted in investigating the Defendants’
17 practices, drafting the complaint, and participated extensively with Class Counsel
18 in negotiating an agreed settlement in this matter. Their requested service awards
19 are below the Ninth Circuit’s “presumptively reasonable” benchmark of \$5,000
20 and should be awarded. *In re Yahoo! Inc. Customer Data Sec. Breach Litig.*,

1 No.16-MD-02752-LHK, 2020 WL 4212811, at 5 (N.D. Cal. July 22, 2020); *see*
2 *also Veridian Credit Union v. Eddie Bauer LLC*, No. 2:17-CV-00356 JLR, 2019
3 WL 5536824, at 3 (W.D. Wash. Oct. 25, 2019) (approving service award of
4 \$10,000); *Carr v. United Healthcare Servs., Inc.*, No. 2:15-CV-1105 JLR, 2017
5 WL 11458425, at 2 (W.D. Wash. June 2, 2017) (approving \$5,000 service award);
6 *Barovic*, 2016 WL 199674, at 5 (approving service awards of \$5,000); *Pelletz v.*
7 *Weyerhaeuser Co.*, 592 F. Supp. 2d 1322, 1330 (W.D. Wash. 2009) (compiling
8 settlements with service awards).

9 III. CONCLUSION

10 For the foregoing reasons, the Representative Plaintiffs and Class Counsel
11 request the Court to grant their motion.

12 RESPECTFULLY SUBMITTED and DATED this 27th day of August, 2021.

13 KIRK D. MILLER, P.S.

14 *s/ Kirk D. Miller* _____

Kirk D. Miller, WSBA #40025

Attorney for Plaintiffs

16 CAMERON SUTHERLAND, PLLC

17 *s/ Brian G. Cameron* _____

Brian G. Cameron, WSBA #44905

Attorney for Plaintiffs

CM/ECF CERTIFICATE OF SERVICE

I hereby certify that on the 27th day of August, 2021, I electronically filed the foregoing with the Clerk of the Court using the CM/ECF System which will send notification of such filing to the following:

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