



STATE OF WASHINGTON  
DEPARTMENT OF SOCIAL AND HEALTH SERVICES  
AGING AND LONG-TERM SUPPORT ADMINISTRATION  
**20425 72nd Avenue S, Suite 400, Kent, WA 98032**

Best Comfort Adult Family Home LLC  
Best Comfort Adult Family Home LLC  
27112 41st PI S  
Kent, WA 98032

RE: Best Comfort Adult Family Home LLC License # 753023

Dear Provider:

This letter addresses Compliance Determination(s) 59464 (Completion Date 05/16/2025) and 55461 (Completion Date 03/05/2025).

The Department completed a follow-up inspection of your Adult Family Home on 05/16/2025 and found that you have corrected the violations listed in the Complaint report dated 03/05/2025. Your home is back in compliance as of 02/27/2025 with the cited requirements of the Washington Administrative Code or the Revised Code of Washington or both.

The Department found that deficiencies for the following licensing laws and regulations were corrected:  
WAC 388-76-10025-1, WAC 388-76-10025-2, WAC 388-76-10025-3

The Department staff who did the on-site verification:  
Ivy Mordo, Nursing Consultant Institutional

If you have any questions, please contact me at (253)234-6007.

Sincerely,

Lydia Owusu-Acheampong, Community Field Manager  
Region 2, Unit G  
Residential Care Services



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Statement of Deficiencies	License #: 753023	Compliance Determination # 55461
Plan of Correction	Best Comfort Adult Family Home LLC	Completion Date
Page 1 of 3	Licensee: Best Comfort Adult Family Home LLC	03/05/2025

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Adult Family Home license.

The department completed data collection for an unannounced on-site complaint investigation on 02/27/2025 of:

Best Comfort Adult Family Home LLC  
27112 41st Pl S  
Kent, WA 98032

This document references the following complaint number(s): 165352

The following sample was selected for review during the unannounced on-site visit: 2 of 5 current residents and 0 former residents.

The department staff that investigated the Adult Family Home:

Ivy Mordo, Nursing Consultant Institutional

From:  
DSHS, Aging and Long-Term Support Administration  
Residential Care Services, Region 2 , Unit G  
20425 72nd Avenue S, Suite 400  
Kent, WA 98032

This document was prepared by Residential Care Services for the Locator website.

Statement of Deficiencies	License #: 753023	Compliance Determination # 55461
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Page 2 of 3	Licensee: Best Comfort Adult Family Home LLC	03/05/2025

As a result of the on-site visit(s), the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.

*Dahl Kim*

03/06/2025

Residential Care Services

Date

I understand that to maintain an Adult Family Home license, I must be in compliance with all the licensing laws and regulations at all times.

*Eden Abireha*  
Provider (or Representative)

03/06/25  
Date

**WAC 388-76-10025 License annual fee.**

- (1) The adult family home must pay the license fee that is established in the state's operating budget, as described in RCW 70.128.060 .
- (2) Each year, the home's annual license fee is due during the same month in which the home was initially licensed. For example, if the home was licensed in June, 2010, then the annual licensing fee will be due in June of each year.
- (3) The home must ensure that the department receives the annual license fee when it is due.

**This requirement was not met as evidenced by:**

Based on interview and record review, the Adult Family Home (AFH) failed to pay their annual license fee when it was due. This failure resulted in the AFH operating without a valid license since 12/15/2024, and placed 5 of 5 residents (Residents 1, 2, 3, 4 and 5) at risk of losing their home.

**Findings included...**

In an unannounced visit on 02/27/2025 at 9:00 AM, observation showed four residents (Residents 1, 2, 3, 4, and 5) resided and received care in the AFH.

Review of Department records using Secure Tracking And Reporting Systems, showed the annual license fee for AFH was due on 12/15/2024 and it had not been paid.

In an interview with Staff A, Entity Representative, on 02/27/2025 at 9:40 AM, they stated that they forgot to pay the license fee.

This document was prepared by Residential Care Services for the Locator website.

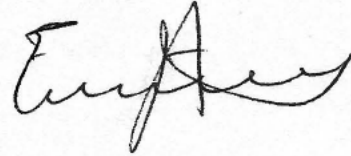



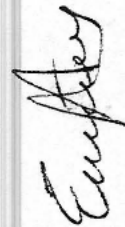
2/27/2025

Plan of correction:

I have taken correction on 2/27/25 and starting now, I will be putting on the calendar reminder to send the payment on time.

Eden Asireha



<b>BEST COMFORT AFH LLC</b> <b>EDEN ABIREHA</b> 27112 41ST PL. S KENT, WA 98032	19-8140/3250	1375
603452944	DATE	02/27/2025
PAY TO THE ORDER OF <b>DSHS office of Financial Recovery</b>   \$ 1125 <sup>00</sup> / <sub>100</sub> <b>One thousand one hundred twenty five <sup>00</sup>/<sub>100</sub> DOLLARS</b>		
	P.O. Box 97050 Seattle, WA 98174-9750 800.735.7528 becu.org	
Annual Fee	MEMO	MP