

UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF
WASHINGTON

**Michael Voivod, individually and on behalf of all others similarly
situated v. Pyramid Theodore Management LLC et al.**

Voivod v. Pyramid Theodore Management LLC · No. 2:25-cv-01927-JHC · Decided December 10, 2025

OPINION

Voivod

PER CURIAM.

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8 UNITED STATES DISTRICT COURT

WESTERN DISTRICT OF WASHINGTON

9

AT SEATTLE

10 MICHAEL VOIVOD, individually and on 11 behalf of all others similarly situated, NO. 2:25-
cv-01927-JHC 12 Plaintiff, ORDER 13 v. 14

PYRAMID THEODORE MANAGEMENT

15 LLC, a foreign limited liability company doing business as HOTEL THEODORE,

16 ROOSEVELT HOTEL, RIDER, and

MADE; ASPEN LODGING GROUP, LLC,

17 a foreign limited liability company doing 18 business as HOTEL THEODORE, HOTEL
MURANO, and HOTEL MAX; 19 THEODORE F&B, LLC, a foreign limited liability company
doing business as RIDER

20 and MADE COFFEE; ROOSEVELT

HOTEL OWNER LLC, a foreign limited 21 liability company; PYRAMID MAX 22
MANAGEMENT LLC, a foreign limited liability company doing business as HOTEL

23 MAX; PYRAMID MURANO

MANAGEMENT LLC, a foreign limited 24 liability company doing business as HOTEL
MURANO, BITE, and LOBBY BAR; 25

PYRAMID SEATTLE MANAGEMENT

26 LLC, a foreign limited liability company doing business as HILTON GARDEN INN –
SEATTLE DOWNTOWN; PYRAMID

1 SEATTLE TENANT LLC, a foreign limited 2 liability company doing business as HILTON
GARDEN INN SEATTLE DOWNTOWN; 3 KS TACOMA HOTEL, LLC, a foreign limited
liability company doing business as

4 HOTEL MURANO, BITE, and LOBBY

BAR; BENCHMARK BELLEVUE LLC, a
5 foreign limited liability company doing 6 business as INTERCONTINENTAL
BELLEVUE AT THE AVENUE; BMC –
7 THE BENCHMARK MANAGEMENT
COMPANY, LLC, a foreign limited liability 8 company; BELLEVUE LUXURY HOSPITALITY
LLC, a foreign limited 9 liability company doing business as
10 INTERCONTINENTAL BELLEVUE AT
THE AVENUE; and DOES 1-20, as yet 11 unknown Washington entities, 12 Defendants. 13 THIS
MATTER comes before the Court on Plaintiff’s Motion to Remand. Dkt. # 14 15 12. The Court
has considered the materials filed in support of and in opposition to the 16 motion, the rest of the
file, and the governing law. The Court find oral argument 17 unnecessary. 18 Being fully advised,
for the reasons presented by Plaintiff, Dkt. ## 12 and 14, and in 19 20 line with recent decisions of
other judges in this District—e.g., *Floyd v. Photon Infotech 21 Inc.*, 2025 WL 3442736 (W.D.
Wash. December 1, 2025); *Eggleston v. Bruckner Truck 22 Sales Inc.*, 2025 WL 3153503 (W.D.
Wash. November 12, 2025); and *Hill v. Les Schwab 23 Tire Centers of Washington LLC*, 2025
WL 3062646 (W.D. Wash. October 31, 2025)—the 24 Court GRANTS the motion and
REMANDS this case to King County Superior Court. 25 26 // 1 DATED this 10th day of
December, 2025. 2 John 4. Chun 4 United States District Judge 5 6 7 8 9 10 11 12 13 14 15 16 17
18 19 20 21 22 23 24 25 26 Opncp Darr2