

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION
LANDLORD AND TENANT BRANCH
510 4th STREET, N.W., Building B, Room #110, Washington, D.C. 20001 Telephone (202) 879-4879

Case No. LTB _____

EQUITY RESIDENTIAL MANAGEMENT, L.L.C.
Plaintiff(s)
3003 Van Ness Street, N.W.
Address (No post office boxes)
Washington DC 20008
City State Zip Code
(202) 452-1400 - counsel
Phone Number

HARRY GURAL
Defendant(s)
3003 Van Ness Street, Apt. S707
Address
Washington, D.C. 20008
Zip Code
Phone Number (if known)

VERIFIED COMPLAINT FOR POSSESSION OF REAL PROPERTY -- FORM 1A
(Nonpayment of Rent - Residential Property)

DISTRICT OF COLUMBIA, ss:

- 1. I, (name, address, and phone #) Avis DuVall, 3003 Van Ness Street, N.W., Washington, D.C. 20008 (202) 244-7811, swear or affirm, under penalties of perjury, that I have knowledge of the facts set forth in this Complaint and that I am: [] Plaintiff, or [] Plaintiff's attorney, or [x] Plaintiff's agent authorized to make this verification and my relationship to Plaintiff is (explain, and if Plaintiff is a corporation, include your title) General Manager of 3003 Van Ness and authorized agent of management company as agent for owner.
2. Plaintiff: [x] is the Landlord or Owner, or [] has been appointed Personal Representative of the Estate in case no. _____ and is authorized to take possession of the property, or [] is not the Landlord, Owner, or Personal Representative, but has the right to demand possession because (explain) _____.
3. Plaintiff seeks possession of property located at 3003 Van Ness Street, Apt. S707, Washington, D.C. Property is in possession of Defendant, a tenant who holds it without right. Plaintiff seeks possession of property because: [x] Defendant failed to pay: \$ 297.00, total rent due from April 1, 2016 to April 30, 2016. The monthly rent is \$ 2,192.00. The lease permits late fees of \$ 44.55 (15%) per month. Plaintiff seeks other fees of \$ _____ for _____. (explain), defined as rent under paragraph no. _____ of the lease (bring lease to every court date) for this property, which is not subsidized and is exempt from rent control. The total amount due to Plaintiff is \$ 341.55 **. Notice to quit has been: [] served as required by law, or [x] I have personally reviewed the lease and Defendant has expressly waived the right to be served with a notice to quit in paragraph no. 26 on page number 5 of the lease, or [] Defendant has expressly waived that right in another document (attach copy).
4. Rent for the property of which Plaintiff seeks possession is subsidized by the federal or local government? [] yes [x] no
If the rent is subsidized, answer all of the following:
What amount of rent, if any, is due from the tenant per month? \$ _____
What amount of rent, if any, is due from the subsidy program per month? \$ _____
Is the rent amount alleged due for any month listed in the complaint over and above the tenant's portion of the rent for that month? [] yes [] no
Has the subsidy program failed to pay its portion of the rent for any of the months at issue in this case? [] yes [] no

Therefore, Plaintiff asks the Court for: (check all that apply) without limitation, rent, additional rent (e.g., parking) and applicable late fees, commencing as of May 1, 2016 and continuing on the 1st of _____ month thereafter
[x] Judgment for possession of the property described and costs taxed by the Clerk.
[x] Money judgment for rent, fees defined as rent, and late fees in the total amount of \$ 341.55 **.
[x] A protective order requiring that all future rent be paid into the Court Registry until the case is decided.

Subscribed & sworn to before me this 25 day of April, 2016
Notary Public
My Commission expires 11-30-2016

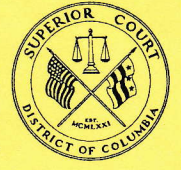
[Signature]
Plaintiff/Plaintiff's Attorney/Plaintiff's Agent
General Manager of 3003 Van Ness
Title of Person Signing (if any)
Date 4/25/16

Important Note to Parties: Court of Appeals Rule 49, Superior Court Rule of Civil Procedure 101, and Landlord and Tenant Rule 9 prohibit the unauthorized practice of law. Any person who is not a lawyer in good standing in the District of Columbia should be aware that he or she could be engaging in the unauthorized practice of law if he or she acts on behalf of another in the Landlord and Tenant Branch for any purpose other than to request a continuance.

Joshua M. Greenberg/Debra F. Leege 489323/497380
Plaintiff/Plaintiff's Attorney Unified Bar No.
Greenstein DeLorme & Luchs, P.C., 1620 L Street, N.W., Suite 900, Washington, DC 20036
Address Zip Code
(202) 452-1400 JMG@GDLLAW.COM/DFL@GDLLAW.COM
Phone No. Email Address (required only for attorneys)

CLERK OF THE COURT

Costs of this suit to date are \$ 27.49



IMPORTANT INFORMATION - PLEASE READ CAREFULLY

BEFORE YOU COME TO COURT: Contact one of these agencies for legal assistance or look on www.lawhelp.org/dc to learn about settlement options, legal defenses, presenting your case and more information about your rights as a tenant before your court date:

Neighborhood Legal Services	(202) 269-5100	Legal Counsel for the Elderly	(202) 434-2120
D.C. Law Students in Court	(202) 638-4798	Bread for the City	(202) 265-2400
The Legal Aid Society of D.C.	(202) 628-1161	D.C. Bar Legal Information Help Line	(202) 626-3499

Residential landlords and tenants may also visit the Landlord Tenant Resource Center located at 510 4th Street, NW, Bldg. B, Room #115 (202) 508-1710. The Resource Center provides legal information from attorneys at no charge and is open from 9:15 a.m. to Noon, Mon. – Fri.

YOUR LANDLORD HAS SUED TO EVICT YOU. COME TO COURT ON THE DATE YOUR SUMMONS REQUIRES YOU TO APPEAR:

Come to court even if you think you do not owe any rent or have not violated your lease. If you do not come to court, or if you are late, you may be evicted without any further court hearings. You also may have a judgment for money entered against you, and your landlord may be allowed to garnish your wages or bank account.

IF YOU HAVE ALREADY PAID THE RENT: Read the Complaint carefully. Even if your rent is paid in full, the Complaint may include reasons other than unpaid rent, which the Plaintiff may rely on to seek your eviction. Even if the only reason the Plaintiff is suing you is unpaid rent, the Plaintiff may be able to seek your eviction in this case based on rent and late fees that come due **after** this Complaint was filed. Those charges may not be listed on this Complaint. The Plaintiff is not required to dismiss the Complaint unless the case is based on unpaid rent **only** and you bring your rental account to a "zero" balance as of the day you pay.

YOU MUST BE IN THE COURTROOM PROMPTLY AT 9:00 AM AND YOU SHOULD EXPECT TO BE IN COURT FOR SEVERAL HOURS: The Judge will read an opening statement informing you of the court process and your rights as a defendant. Answer *roll call* when the clerk calls your name. If you get to court late, tell the clerk immediately that you have arrived. If a default has been entered against you, try to speak to a tenant's lawyer or a lawyer in the Landlord Tenant Resource Center (Room 115) or, if you have a legal defense to this case, file a "Motion to Vacate Default" in the Clerk's Office. Otherwise, you probably will be evicted.

BRING ALL PAPERS RELATING TO YOUR CASE TO COURT: *Bring this document and the Complaint attached to this document with you to court every time you appear.* Also, bring all papers that relate to your case, such as your lease, rent receipts, pictures or anything else that will explain your side of the case to the judge. You do not need to bring witnesses to the first court hearing.

WHEN YOU GET TO COURT: Neither party is required to make any agreement in this case. If you do make an agreement with the Plaintiff, be sure that all promises you or the Plaintiff make are in writing before you sign the agreement. If you do not want to make an agreement or cannot reach an agreement, your case will be called before the judge where you may present any defenses or make any requests.

IF YOU HAVE AN EMERGENCY AND CANNOT COME TO COURT OR GET THERE ON TIME: Call the clerk immediately at (202) 879-4879. Come to court as soon as you can and ask for help.

PERSONS WITH DISABILITIES: If you have a disability that keeps you from coming to court or keeps you from coming to court on time, or if you need some other type of assistance, call (202) 879-1700 as soon as possible to request assistance.

INTERPRETATION SERVICES: If you need language interpretation services for any language other than Spanish, please call (202) 879-4828 as soon as you get these papers. If you need a Sign Language Interpreter, call (202) 879-1492 or (202) 879-1656 (TDD).

CHILD CARE: A Child Care Center is in the main courthouse (500 Indiana Ave., NW, Room C-185). Call (202) 879-1759 for information.

INFORMACIÓN IMPORTANTE - POR FAVOR LEA CON CUIDADO

ANTES DE PRESENTARSE AL TRIBUNAL: Antes de su audiencia, comuníquese con una de las agencias judiciales arriba enumeradas o al www.lawhelp.org/dc para enterarse de las opciones de común acuerdo, sus defensas, cómo presentar su caso e información adicional referente a sus derechos. Los arrendadores particulares y los inquilinos pueden acudir al Centro de Recursos de Arrendador e Inquilino, 510 Calle 4, NW, Edificio B, Sala 115, (202) 508-1710. El Centro de Recursos cuenta con abogados que le ofrecen información jurídica gratuita. Atención: 9:15 a.m. a 12:00 p.m. de lunes a viernes.

EL ARRENDADOR RADICÓ UNA DEMANDA PARA SU DESALOJO. COMPAREZCA AL TRIBUNAL EN LA FECHA QUE SE LE INDICA EN EL CITATORIO: Comparezca al tribunal incluso si cree que no debe alquilar o no ha violado el contrato. Si no comparece, o si llega tarde, podría ser desalojado sin audiencias posteriores. De igual manera es posible que se emita un fallo en su contra y que su arrendador pueda retenerle sus ingresos o embargarle la cuenta corriente.

SI YA PAGÓ EL ALQUILER: Lea la demanda con cuidado. Aun si su alquiler está al corriente, la demanda puede incluir razones diferentes al pago de alquiler para pedir su desalojo. Aun si el único motivo de la demanda es el alquiler en mora, el demandante podría pedir su desalojo basándose en multas y alquiler pagaderos **después** de la instauración de la demanda. Es posible que dichas acusaciones no se encuentren enumeradas en esta demanda. Al demandante no se le exige desestimar la causa a menos que ésta se base **sólo** en la falta de pago y usted pusiera su cuenta de alquiler en cero para la fecha en que pague el alquiler.

COMPAREZCA EN SALA PUNTUALMENTE A LAS 9:00 AM Y ANTICIPE QUE ESTARÁ EN EL JUZGADO VARIAS HORAS: El juez leerá las declaraciones de apertura informándole sobre el proceso jurídico y sus derechos como demandado. Conteste al escuchar su nombre cuando pasen lista. Si llega tarde, avísele al secretario de actas apenas llegue. Si se ha emitido un fallo en su contra por incomparecencia, intente hablar con el abogado del arrendador o con uno en el Centro de Recursos para Arrendadores e Inquilinos (Oficina 115) o, si tiene defensa legal contra esta causa, presente una petición para desestimar (*Motion to Vacate*) en la Secretaría. De no hacerlo, lo desalojarán.

TRAIGA CONSIGO TODOS LOS DOCUMENTOS PERTINENTES A SU CASO: *Cada vez que comparezca, traiga este documento al igual que la demanda adjunta.* También traiga todos los documentos pertinentes a su caso, como lo son el contrato, recibos del pago de alquiler, fotos o cualquier otra cosa que le explique al juez su parte de la causa. No tiene que traer testigos a la primera audiencia.

CUANDO LLEGUE AL TRIBUNAL: No se le exige a ninguna parte que llegue a un acuerdo en el caso. Si llega a un acuerdo con el demandante, asegúrese que todas sus promesas y las del demandante estén escritas antes de firmar el acuerdo. Si no desea o no pueden llegar a un acuerdo, su caso será ventilado ante el juez y ahí podrá presentar cualquier defensa o hacer cualquier petición.

SI TIENE UNA EMERGENCIA Y NO PUEDE LLEGAR AL TRIBUNAL O NO PUEDE LLEGAR A TIEMPO: Llame de inmediato a la secretaría al (202) 879-4879. Diríjase al tribunal lo más pronto posible y pida ayuda.

PERSONAS DISCAPACITADAS: Si tiene una discapacidad que le impide venir al tribunal o llegar a tiempo, o si necesita otro tipo de asistencia, llame al (202) 879-1700 tan pronto sea posible para pedir ayuda.

SERVICIOS DE INTERPRETACIÓN: Si necesita servicio de intérprete para un idioma que no sea el español, favor de llamar al (202) 879-4828 apenas reciba estos documentos. Si necesita intérprete de señas comuníquese al (202) 879-1492 o al (202) 879-1656 (TDD).

GUARDERÍA INFANTIL: Hay una Guardería Infantil en el tribunal principal (500 Av. Indiana, NW, Sala C-185). Informe al (202) 879-1759.

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION
LANDLORD AND TENANT BRANCH

510 4th STREET, N.W., Building B, Room #110, Washington, D.C. 20001 Telephone (202) 879-4879 www.dccourts.gov

Case No. LTB 10863-16

EQUITY RESIDENTIAL MANAGEMENT, L.L.C.

VS.

HARRY GURAL

Plaintiff(s)

Defendant(s)

3003 Van Ness Street, N.W.

3003 Van Ness Street, Apt. S707

Address (No post office boxes)

Address

Washington DC 20008

Washington, D.C. 20008

City State Zip Code

(202) 452-1400 - counsel

Phone Number (if known)

Phone Number

SUMMONS TO APPEAR IN COURT AND NOTICE OF HEARING -- FORM 1S

YOU ARE HEREBY SUMMONED AND REQUIRED TO APPEAR ON MAY 19 2016 AT 9:00 A.M. PROMPTLY, in the Landlord and Tenant Courtroom, Room 109, Bldg. B, 510 4th Street, NW. Between E and F Streets, N.W., Judiciary Square Red Line Metro stop ♦ Wheelchair accessible entrance located on F Street side of building

1. You are being sued for possession of the premises you occupy.
2. This paper is a Summons in a lawsuit seeking your eviction.
3. The Complaint attached to this Summons states the grounds for possession claimed by the Plaintiff. If the Complaint is not attached, a copy is available in the Landlord and Tenant Clerk's Office at 510 4th Street, Building B, Room #110.
4. If you, or your attorney, do not appear on the date and time listed above, a default judgment may be entered against you giving Plaintiff the right to evict you from the premises without any further court hearings.
5. **Court employees are not permitted to give advice on legal questions.**

Notice to Occupant(s) Not Named on the Summons: If you live on the premises and wish to remain, you must come to Court even if you are not named as a Defendant on the Summons or Complaint.

PLEASE SEE THE BACK OF THIS FORM FOR IMPORTANT INFORMATION ABOUT THE COURT PROCESS. IF YOU HAVE ANY ADDITIONAL QUESTIONS ABOUT THE SUMMONS AND COMPLAINT, OR YOUR RIGHTS AND RESPONSIBILITIES, PLEASE CONSULT AN ATTORNEY PROMPTLY.

CITATORIO DE COMPARENCIA AL TRIBUNAL Y AVISO DE AUDIENCIA

POR MEDIO DE LA PRESENTE SE LE EXIGE Y ORDENA QUE COMPAREZCA EL MAY 19 2016 A LAS 9:00 A.M. PUNTUALMENTE a la Sala de Arrendadores e Inquilinos, 510 4th Street, NW. Edificio B. Entre las Calles E y F, N.W., paradero de Metro, Judiciary Square, línea roja ♦ Entrada accesible para silla de ruedas por la Calle F.

1. Se le demanda por transferencia de la tenencia de la propiedad en que habita.
2. Este escrito es un citatorio de una demanda para su desalojamiento.
3. La demanda adjunta a este citatorio declara la base del demandante para la tenencia que pide. Si la demanda no está adjunta, hay una copia disponible en la oficina de la Secretaría de Arrendador e Inquilino en la 510 4th Street, NW, Edificio B #110.
4. Si usted o su abogado no comparecen a la hora y en la fecha indicadas, se podría emitir un fallo en su contra por incomparecencia, permitiendo así que el demandante lo desaloje del lugar sin necesitarse audiencias posteriores.
5. **Al personal del tribunal no se les permite asesorar en cuestiones jurídicas.**

Advertencia a los inquilinos no nombrados en la demanda: Si usted vive en la propiedad y desea permanecer ahí pero no ha sido mencionado como inquilino, debe presentarse al Tribunal aun si no es nombrado como demandado en la convocatoria o demanda.

VEA AL DORSO DE ESTE FORMULARIO: INFORMACIÓN IMPORTANTE SOBRE EL PROCESO JUDICIAL. SI TIENE MÁS PREGUNTAS SOBRE EL CITATORIO Y LA DEMANDA O SOBRE SUS DERECHOS Y DEBERES, CONSÚLTELE A UN ABOGADO PRONTO.

Joshua M. Greenberg/Debra F. Leege

489323/497380

Plaintiff/Plaintiff's Attorney

Unified Bar No.

Greenstein DeLorme & Luchs, P.C., 1620 L Street, N.W., Suite 900, Washington, DC 20036

Address

Zip Code

(202) 452-1400

JMG@GDLLAW.COM/DFL@GDLLAW.COM

Phone No.

Email Address (required only for attorneys)

CLERK OF THE COURT

Costs of this suit to date are \$ 27.49

Costas a la fecha



如需翻译, 请打电话 (202) 879-4828

Veillez appeler au (202) 879-4828 pour une traduction

번역을 원하시면, (202) 879-4828 로 전화하십시오

Đề có một bài dịch, hãy gọi (202) 879-4828

የአማርኛ ትርጉም ለማግኘት (202) 879-4828 ይደውሉ