

IN THE DISTRICT OF COLUMBIA
COURT OF APPEALS



Patrick Woodley,

:

Appellant,

:

v.

:

Woodberry Village Apartments

:

Appellees.

:

Case No.: 23-CV-0965
2021-CA-002357-B

Clerk of the Court

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*Appeals from the Superior Court of the District of Columbia,
Civil Division No. 2021-CA-002357B (Hon. Robert Rigsby, Judge)*

BRIEF FOR APPELLEE WOODBERRY VILLAGE APARTMENTS

CERTIFICATE REQUIRED BY RULE 28(A)(2) OF THE RULES OF THE
DISTRICT OF COLUMBIA COURT OF APPEALS

The undersigned, counsel of record for Woodberry Village Apartments, certifies that the following listed parties and their counsel appeared in the trial court below and will appear before this court:

1. Appellee Woodberry Village Apartments

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TABLE OF AUTHORITIES

1. [D.C. SCR-Civil Rule 38](#)
2. [Technical Land, Inc. v. Firemen's Ins. Co., 756 A.2d 439](#)

STATEMENT OF JURISDICTION

District of Columbia Code, section 11-721 provides that this Court has jurisdiction over appeals from “all final orders and judgments of the Superior Court of the District of Columbia.”

ISSUES PRESENTED FOR REVIEW

Appellant’s appears to be arguing that he was not treated fairly at the trial court level and was entitled a trial by a jury that he was unlawfully denied.

STATEMENT OF THE CASE

At the trial Court Plaintiff argued that he was discriminated against by his landlord due to claimed disabilities and that he was subject to housing code deficiencies. Plaintiff prevailed on his claim regarding housing code deficiencies and was awarded \$7,500. Plaintiff / Appellant appeals the decision claiming what appears to be due process arguments and that he disagrees with the trial Court’s finding regarding his disability. Appellant does not cite any legal basis or authority in support of his appeal.

STATEMENT OF FACTS

Appellee submits on the trial court’s record for its statement of facts.

SUMMARY OF ARGUMENT

The Appellant fails to cite any legal authority as a basis for his appeal. The trial court is awarded great discretion with respect to findings of fact. (See. Technical Land, Inc. v. Firemen's Ins. Co. No 97-CV-1518) The Appellant's arguments regarding his claim of disability do not appear to be relevant to an appeal because the only claim he made at trial with respect to his disability was that he was not allowed to bring his service dogs into the rental office area. The Appellant did not put forth evidence at trial as to how this rule imposed by the Management Company of the building affected his enjoyment of the property and does not make any arguments toward that element in this appeal either.

Appellants other arguments appear to be procedural, the record does not support an argument that the Appellant was not allowed to question witnesses against him, or to testify himself.

The trial court appears to have denied the request for a jury because of the timeliness of the request. However, Appellant does state a legal basis or argument for what the trial court's error was with respect to the trial proceeding as a bench trial.

Respectfully submitted,

/s/ Christopher J. Gowen

Christopher J. Gowen, #995102

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CERTIFICATE OF SERVICE

I hereby certify that on December 9, 2024, I caused a copy of the foregoing to be served via postage pre-paid, First Class mail, to:

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Pro Se Plaintiff

/s/ *Christopher J. Gowen*
Christopher J. Gowen, Esq.