

Rule 1. Scope and Purpose

These rules govern the procedure in summary proceedings for possession brought in the Landlord and Tenant Branch. When a case brought in the Landlord and Tenant Branch is transferred to the Civil Actions Branch under Rule 6 or because a party has not consented to having a magistrate judge preside over the case, the case remains subject to these rules. When a case brought in the Landlord and Tenant Branch is transferred to the Civil Actions Branch under Rule 5(c), the case is subject in all respects to the Superior Court Rules of Civil Procedure.

These rules may be known as the Superior Court Rules of Procedure for the Landlord and Tenant Branch and may be cited as “Super. Ct. L&T R. ____.” They should be construed, administered, and employed by the court and the parties to secure the just, speedy, and inexpensive determination of every action and proceeding.

COMMENT TO 2024 AMENDMENTS

This rule has been amended consistent with the 2024 amendments to Rule 13-I to eliminate any ambiguity as to the applicability of these rules when a case brought in the Landlord and Tenant Branch is transferred to the Civil Actions Branch under Rule 6 or because a party has not consented to having a magistrate judge preside over the case.