



**Superior Court of the District of Columbia
Civil Division – Landlord and Tenant Branch
510 4th St NW, Building B, Room 110, Washington DC 20001
202-879-4879 | dccourts.gov**

		Case Number
Plaintiff(s)	vs.	Defendant(s)
Address (no post office boxes)		Address
City, State, Zip Code		City, State, Zip Code
Phone Number		Phone Number
Email Address		Email Address

**VERIFIED COMPLAINT FOR POSSESSION OF REAL PROPERTY -- FORM 1C
(Nonpayment of Rent and Other Grounds for Eviction – Residential Property)**

I. Basis for Complaint:

1. I, _____, swear or affirm, under penalties of perjury that I have knowledge of the facts set forth in this Complaint.

I am: Plaintiff, **or** Plaintiff's attorney, **or** Plaintiff's agent authorized to make this verification and my relationship to Plaintiff is (*explain, and if Plaintiff is a corporation, include your title*):
_____.

2. Plaintiff: is the Landlord or Owner, **or** has been appointed Personal Representative of the Estate in Case Number _____ and is authorized to take possession of the property, **or** is not the Landlord, Owner, or Personal Representative, but has the right to possession because (*explain*)
_____.

3. The Property is registered with the Rental Accommodations Division: yes no
The Registration Number is: _____ **or** the Exemption Number is: _____.

4. Plaintiff has a current Basic Business License for the Property (*attach copy of License*): yes no
The License Number is: _____ and the Expiration Date is: _____ or
 Plaintiff has no current Basic Business License because (*explain*) _____
_____.

5. Plaintiff seeks possession of property located at _____, Washington, D.C.

Plaintiff seeks possession of property because:

(Must Complete Section A)

A. NONPAYMENT OF RENT

A. Defendant failed to pay: \$ _____, total rent due from _____ (month/year) to _____ (month/year). The monthly rent is \$ _____. Plaintiff seeks fees (*do not include late fees*) of \$ _____ for _____ (*explain*), defined as rent under paragraph number _____ of the lease (*attach relevant portions of lease and bring to every court date*) for this property, which is not subsidized and is exempt from rent control. The total amount due to Plaintiff for rent and other fees listed above (not including late fees) is \$ _____. (*total amount must be \$600 or more*)

B. Defendant did not vacate the property after expiration of a properly served written Notice of Intent to File a Claim (*Attach copy of Notice and Declaration of service of the Notice*)

(Complete Section B and/or Section C)

B. NOTICE TO QUIT (VIOLATIONS OF OBLIGATIONS OF TENANCY)

Defendant failed to vacate the property after expiration of a properly served written Notice to Vacate, **or** Notice to Correct or Vacate, **or** Notice to Quit. (*Attach copy of Notice and declaration of service of the Notice*)

(1) Content of the Notice

This complaint is based only on the following facts in the attached Notice which were true at the time the Notice was served (*specify*):

_____.

(2) Complete parts a., b., and c. in cases alleging violations of the obligations of tenancy:

a. Defendant's conduct set forth in the Notice violates: (*select one or both*)

The following paragraph number(s) or provision(s) of the written lease (*attach relevant portions*): _____; and/or

Title 14 of the District of Columbia Municipal Regulations (D.C. Housing Code).

Cite section _____ of Title 14, or describe conduct _____

_____.

b. Defendant's conduct in the Notice occurred within six months of service of the Notice: yes no

c. Check and complete **one** of the following:

Of the violation(s) listed in the attached Notice, the Defendant failed to correct/cure the following violation(s) by the deadline set forth in the Notice:

_____.

The Defendant has no right to correct/cure the violation(s) because (*federally subsidized housing only*): _____

_____.

C. OTHER GROUNDS FOR EVICTION

(1) Plaintiff seeks possession for the following reason not otherwise explained above:

- Defendant is maintaining a drug haven as defined by D.C. Code § 42-3602;
- Other Reason (*explain fully*): _____

(2) Notice to quit for this ground for eviction: is not required **or** has been served as required by law. (*Attach copy of notice and declaration of service of the Notice.*)

6. Is or was the rent for the property subsidized by the federal or local government during at least one of the months listed in section 5(A)(A): yes no

If the rent is or was subsidized (“yes” to above question), 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

Has the subsidy program terminated the subsidy? yes no

7. Plaintiff seeks a money judgment in the total amount of \$_____. This includes rent and fees defined as rent, totaling \$_____ (*include amount from section (5)(A)(A) of this complaint*). This also includes late fees totaling \$_____ for the month(s) of _____. Paragraph number _____ of the lease allows late fees of \$_____ per month, which does not exceed 5 percent of the full amount of rent.

II. Relief Requested:

Therefore, the Plaintiff asks the Court for: (*check all that apply*)

Judgment for possession of the property described with no right to redeem the tenancy (non-redeemable judgment) for a violation other than nonpayment of rent or, if the Court declines to enter a non-redeemable judgment, a redeemable judgment for possession based on nonpayment of rent; and costs taxed by the Clerk.

Money judgment in the total amount of \$_____ for rent, fees defined as rent, and late fees.

A protective order requiring that all future rent be paid into the Court Registry until the case is decided.

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public:
My commission expires:

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.

Plaintiff / Petitioner or Attorney Name (Print Name):	
Address:	
Signature:	
Email Address:	
Telephone Number:	Attorney Bar Number:

CLERK OF THE COURT



Costs of this suit to date are: \$ _____

Para pedir una traducción, llame al (202) 879-4828 如需翻译,请打电话 (202) 879-4828 Veuillez appeler au (202) 879-4828 pour une traduction
Đề có một bài dịch, hãy gọi (202) 879-4828 የአማርኛ ትርጉም ለማግኘት (202) 879-4828 ይደውሉ 번역을 원하시면, (202) 879-4828 로 전화하십시오

NOTICE TO DEFENDANTS

Please note that you should have received with this Complaint additional forms entitled “**Summons to Appear in Court**” and “**Initial Hearing Notice and Instructions.**”

If you did not receive these, *immediately* call the Landlord-Tenant Clerk’s Office at 202-879-4879 to learn what date you are required to appear in court to respond to this Complaint.

AVISO A LOS DEMANDADOS

Sírvanse tomar nota, que junto con la Demanda, deben haber recibido un formulario adicional, titulado “**Citatorio para Comparecer en el Juzgado y Aviso de Audiencia**”. Si no recibió el Citatorio, llame *inmediatamente* a la Secretaría de Actas de Arrendadores e Inquilinos, al 202-879-4879 para enterarse de la fecha en que tiene que comparecer ante el Juzgado para contestar esta Demanda.