



**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 1D
(Commercial 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. Plaintiff seeks possession of commercial property located at _____, Washington, D.C.

Plaintiff seeks possession of the property because:

A. Defendant failed to pay: \$ _____ total amount due to the landlord from _____ (month/year) to _____ (month/year).

Defendant owes:

- Monthly base rent of \$ _____;
- Common Area Maintenance (CAM) of \$ _____ (*explain*) _____;
- Utility charges of \$ _____ (*explain*) _____;
- Taxes of \$ _____ (*explain*) _____;
- Late fees of \$ _____ for the months of _____ to _____;
- Reasonable attorney's fees of \$ _____ to date, pursuant to paragraph _____ of the lease;
- Other amount of \$ _____ for (*explain*) _____.

Notice to quit has been:

- Served as required by law; or
- I have personally reviewed the lease and Defendant has expressly waived the right to be served with a notice to quit in paragraph number ____ on page number ____ of the lease; or
- Defendant has expressly waived that right in another document (*attach copy*).

B. Defendant failed to vacate the property after expiration of a properly served written

- Notice of Termination, 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) Compliance with the Notice (*complete if applicable*):

Defendant's conduct set forth in the Notice violates the following paragraph number(s) or provision(s) of the written lease (*relevant portions attached*):

Defendant failed to correct/cure the following breaches listed in the Notice by the deadline set forth in the Notice: _____

C. For the following reason:

- Defendant is holding over after the expiration of the lease;
- Defendant is not a tenant and has no legal right to occupy the premises;
- Other reason (*explain fully*): _____

Notice to quit:

- is not required; or
- has been served as required by law; or
- I have personally reviewed the lease and Defendant has expressly waived the right to be served with a notice to quit in paragraph number ____ on page number ____ of the lease; or
- Defendant has expressly waived that right in another document (*attach copy*).

II. Relief Requested:

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

Redeemable judgment for possession of the property described and costs taxed by the Clerk.

Judgment for possession of the property described with no right to redeem the tenancy (non-redeemable judgment) and costs taxed by the Clerk.

Money judgment for rent and fees in the total amount of \$_____.

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
Để có một bản 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.