



SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
Civil Division - Landlord and Tenant Branch
510 4th Street, N.W., Court Building B, Room 110, Washington, D.C. 20001
Telephone: (202) 879-4879 Website: www.dccourts.gov

_____, Plaintiff(s)

vs.

Case No.: _____

_____, Defendant(s)

JUDGMENT FOR POSSESSION BY CONSENT

The CLERK OF THE COURT will please enter a judgment for possession by consent and note that the execution of the said judgment will be stayed conditioned upon the following terms:

I. TENANT OBLIGATIONS. Tenant agrees to make all of the following rent payments:

- 1. _____ rent of \$ _____ by _____.
2. _____ rent of \$ _____ by _____.
3. _____ rent of \$ _____ by _____.
4. _____ rent of \$ _____ by _____.
5. _____ rent of \$ _____ by _____.

In addition, the Tenant will pay court costs of \$ _____ directly to the Landlord. This payment is due with any payment but must be paid by the last payment above.

IF THE TENANT FAILS TO MAKE THE ABOVE RENT PAYMENTS IN THE AMOUNT STATED AND BY THE DATES STATED, THEN IN ORDER TO AVOID EVICTION, THE TENANT MUST BECOME CURRENT BY PAYING ALL OF THE RENT STATED PLUS ALL ADDITIONAL RENT AND COSTS WHICH HAVE COME DUE. THE LANDLORD MAY NOT EVICT THE TENANT FOR FAILURE TO PAY LATE FEES, BUT THE LANDLORD MAY SEEK TO COLLECT LATE FEES THROUGH OTHER LAWFUL MEANS.

II. LANDLORD OBLIGATIONS. Check here [] if the Landlord agrees to make repairs and attach Addendum A setting forth all repairs to be made and their completion dates. If the Landlord fails to make the repairs listed in Addendum A, a Tenant may file a Notice to Show Cause-Incomplete Repairs and/or may seek any other available relief from the court.

III. REMEDIES. If the Tenant fails to make any rent payment as agreed, the Landlord shall be entitled to resume the process which will lead to an eviction. Before the Landlord is allowed to file the writ of restitution (the order which allows an eviction to occur), the Landlord must file an Application for Termination of Stay (FORM 5). A copy must be mailed, or hand delivered to the Tenant. Whether the Form 5 is mailed or hand-delivered, the Form 5 may be presented for filing on or after the 5th day after mailing or hand-delivery (not counting the day of service, Saturdays, Sundays, and holidays). If the Tenant TIMELY pays all the above rent payments, the Tenant cannot be evicted in this case and a permanent stay of execution on the judgment will automatically be entered.

Tenant (Defendant)

Landlord (Plaintiff)

_____, Plaintiff(s)

vs.

Case No.: _____

_____, Defendant(s)

I. PAYMENTS under this agreement are to be made:

A. Directly to Landlord.

B. Into the Registry of the Court until all repairs listed in Addendum A are completed, after which Tenant shall pay all remaining amounts directly to Landlord. All monies in the Registry may be released to the Landlord upon motion with reasonable notice unless the parties agree otherwise.

NOTICE

DEPOSITS TO THE COURT REGISTRY MUST BE MADE BY ANY COMBINATION OF CASH, MONEY ORDER, CASHIER’S CHECK, CERTIFIED CHECK, OR ATTORNEY’S ESCROW ACCOUNT CHECK MADE PAYABLE TO “CLERK OF THE COURT”. THE COURT CAN ACCEPT PERSONAL CHECKS UP TO \$5,000.00. AMOUNTS OVER \$5,000.00 MUST BE PAID WITH A CERTIFIED CHECK, CASH AND/OR MONEY ORDER.

A TENANT MAY MAKE A NON-CASH PAYMENT BY: (1) MAILING A CHECK OR MONEY ORDER TO THE LANDLORD AND TENANT CLERK’S OFFICE, 510 4TH STREET NW, ROOM 110, WASHINGTON, DC 20001; (2) DEPOSITING THE CHECK OR MONEY ORDER IN THE LANDLORD AND TENANT DROP BOX IN THE LOBBY OF BUILDING B LOCATED AT 510 4TH STREET, NW, WASHINGTON, DC 20001; OR (3) MAKING THE PAYMENT ELECTRONICALLY THROUGH THE COURT’S PORTAL, PROVIDED THAT THE TOTAL MONTHLY PAYMENT DOES NOT EXCEED \$1,000.

II. OTHER:

III. The Tenant has read this agreement and/or had the agreement explained and understands the same, and by his/her signature below acknowledges receipt of a copy of the agreement and the terms contained herein.

Tenant/Attorney for Tenant

Landlord/Attorney for Landlord

Address

Address

Telephone Number Bar Number

Telephone Number Bar Number

Email Address

Email Address

APPROVED _____
Judge

THE _____ DAY OF _____, 20__.

WHITE – ORIGINAL

YELLOW – DEFENDANT