



**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 No. _____
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 1B
(Violation of Obligations of Tenancy or 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: _____
or the Property is not required to be registered with the Rental Accommodations Division because (*explain*): _____

4. Plaintiff has a current Basic Business License for the Property : yes no
The License Number is: _____, Active date _____, and the Expiration date is: _____
or Plaintiff has no current Basic Business License because (*explain*): _____

5. Plaintiff has other landlord and tenant case(s) pending against Defendant in Landlord and Tenant Court: yes no. If yes, the name and case number for the pending case(s) are: _____

6. Plaintiff seeks possession of property located at _____, Washington, D.C.
Plaintiff seeks possession of property because:

A. Defendant did not 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., c., and d. in cases alleging violations of obligations of tenancy:

a. Defendant's conduct set forth in the Notice violates (*select all that apply*):

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 set forth in the Notice occurred within six months of service of the Notice:

yes no

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

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

_____.

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

_____.

d. Defendant's conduct set forth in the Complaint involves (1) the possession of an illegal firearm on the subject property; (2) assault, stalking, or threats against the landlord, landlord's employees, or other tenants or guests of the building; (3) significant damage to the property; and/or (4) conduct that otherwise poses a significant, immediate danger to the health or safety of the landlord, landlord's employees, or other tenants at the property: yes no. If "yes" is checked, specify the conduct involved: _____

_____.

B. For the following reasons:

- Defendant is maintaining a drug haven as defined by D.C. Code § 42-3602;
- Defendant is not a tenant and has no legal right to occupy the premises;
- Defendant is a terminated cooperative member holding over after expiration of a Notice to Quit pursuant to D.C. Code § 42-3203;
- Defendant is a foreclosed homeowner holding over after expiration of a Notice to Quit pursuant to D.C. Code § 42-3203 and D.C. Code § 42-522, and the deed transferring the property to the current owner is recorded at the Recorder of Deeds;
- Defendant is a terminated employee 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 (*Attach copy of Notice and Declaration of Service of the Notice*)

7. Rent for the property is subsidized by the federal or local government: yes no

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*) and costs taxed by the Clerk.
- 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:

Plaintiff/Plaintiff's Attorney/Plaintiff's Agent:
Title of Person Signing (<i>if any</i>):

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 / Plaintiff's Attorney / Plaintiff's Agent 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

Veillez appeler au (202) 879-4828 pour une traduction

Để có một bản dịch, hãy gọi (202) 879-4828

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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.