

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA

RULE PROMULGATION ORDER 26-01

(Amending D.C. Super. Ct. L&T R. 4)

WHEREAS, pursuant to D.C. Code § 11-946, the Board of Judges of the Superior Court approved amendments to Rule 4 of the Superior Court Rules of Procedure for the Landlord and Tenant Branch; and

WHEREAS, the amendments to this rule do not modify the Federal Rules of Civil or Criminal Procedure; it is

ORDERED, that Rule 4 of the Superior Court Rules of Procedure for the Landlord and Tenant Branch is hereby amended as set forth below; and it is further

ORDERED, that the amendments shall take effect immediately and shall govern all proceedings hereafter commenced and, insofar as is just and practicable, all pending proceedings.

Rule 4. Process

(b) PROOF OF SERVICE.

(1) *In General.* Proof of service of the summons and complaint must be made under oath and in the format set forth in L&T Form 3. A separate L&T Form 3 must be filed for each defendant.

(2) *Photographic Proof.* If a summons is served by posting and mailing, a photograph of the posted summons must be filed with proof of service. The photograph must have a readable timestamp that indicates the date and time when the summons was posted.

(3) *Time for Filing.* Proof of service must be filed at least 2414 days before the date set for the initial hearing.

COMMENT TO 2026 AMENDMENTS

Subsection (b)(3) has been amended to change the deadline for filing proof of service in response to the Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) Amendment Act of 2025, D.C. Law 26-80, § 201(c) 72 D.C. Reg. 12894 (2025), D.C. Code § 16-1502(a).

Rule 4. Process

(b) PROOF OF SERVICE.

(1) *In General.* Proof of service of the summons and complaint must be made under oath and in the format set forth in L&T Form 3. A separate L&T Form 3 must be filed for each defendant.

(2) *Photographic Proof.* If a summons is served by posting and mailing, a photograph of the posted summons must be filed with proof of service. The photograph must have a readable timestamp that indicates the date and time when the summons was posted.

(3) *Time for Filing.* Proof of service must be filed at least 14 days before the date set for the initial hearing.

COMMENT TO 2026 AMENDMENTS

Subsection (b)(3) has been amended to change the deadline for filing proof of service in response to the Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) Amendment Act of 2025, D.C. Law 26-80, § 201(c) 72 D.C. Reg. 12894 (2025), D.C. Code § 16-1502(a).

* * *

By the Court:

Date: January 21, 2026



Milton C. Lee, Jr.
Chief Judge

Copies to:

Judicial Officers
Executive Officer
Clerk of Court
General Counsel
Division Directors
District of Columbia Bar
Daily Washington Law Reporter
Library