

**GENERAL ORDER CONCERNING CURRENT REDEMPTION AMOUNTS  
IN PRE-PANDEMIC LANDLORD TENANT CASES**

**Effective August 6, 2021**

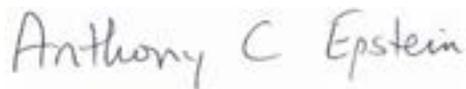
This General Order applies to any case in which (1) a Notice to Tenant of Payment Required to Avoid Eviction (Residential) was required under L&T Rule 14-II and (2) the plaintiff obtained a judgment for possession before March 18, 2020 (the date when the Court initially suspended operations in the Landlord Tenant Branch due to the pandemic).

Due to the moratorium on evictions during the public health emergency that lasted from March 11, 2020 through July 25, 2021, the information in the notices required by L&T Rule 14-II that were served before the pandemic in these cases has become substantially out of date. Tenants have a strong interest in current information about the payment that the landlord contends is required to avoid eviction. Both landlords and tenants need this information to apply for the rental assistance that is now available for periods before, during, and after the public health emergency, and it is in the interests of all parties to facilitate these applications in cases involving non-payment of rent. The burden on landlords of providing current information is limited because relatively few of these cases are pending and landlords are required by D.C. Code § 42-3505.01a(b) to provide 30-day or 21-day notice to tenants of the date of the eviction.

Accordingly, when a landlord schedules an eviction in any case in which it obtained a judgment before March 18, 2020, the landlord is required to include in or attach to the notice required by D.C. Code § 42-3505.01a(b) a statement of the payment required to avoid eviction on the date of the notice. This General Order does not require landlords to provide an updated Form 6 or a current ledger, but the Court encourages them to do so.

Landlords are required to serve the statement of the current redemption amount by (1) telephone or electronic communication, including by email or mobile text message as provided in D.C. Code § 42-3505.01a(b)(1)(A) and (2) first-class mail to the address of the rental unit as provided in § 42-3505.01a(b)(1)(B). This General Order does not require delivery by posting, as provided in § 42-3505.01a(b)(1)(C), because posting would raise privacy concerns and is the least preferred method of service. Just as landlords are not required to file with the Court the notice required by D.C. Code § 42-3505.01a(b), they are not required to file the statement of the current payment required to avoid eviction.

This General Order shall remain in effect unless and until it is rescinded or modified by the Presiding Judge of the Civil Division.



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Anthony C. Epstein  
Presiding Judge  
Civil Division  
Superior Court of the District of Columbia