

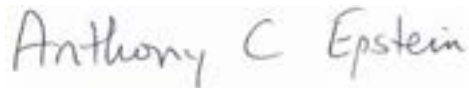
**SECOND GENERAL ORDER CONCERNING  
ADMINISTRATIVE SUSPENSION OF EVICTIONS**

**Effective February 2, 2022**

As amended by temporary legislation, D.C. Code § 2-3505.01(k)(3) prohibits evictions “during a period of time for which the Mayor has declared a public health emergency pursuant to § 7-2304.01,” with specific exceptions. On January 11, 2022, Mayor Muriel Bowser issued Mayor’s Order 2022-008 declaring a limited public health emergency until January 26, 2022 pursuant to several statutes, including D.C. Code § 7-2304.01. In the General Order Concerning Administrative Suspension of Evictions effective on January 18, 2022, the Court administratively suspended evictions through January 26, 2022, unless the Court made a determination that the statutory moratorium in D.C. Code § 28-3814 does not apply.

On January 26, 2022, Mayor Bowser issued Order 2022-019 extending the limited public health emergency through February 15, 2022 pursuant to several statutes, including D.C. Code § 7-2304.01. Any practical effect of the Mayor’s declaration on evictions through February 15 is limited because fewer than ten evictions are scheduled from the date of this order through February 15. At hearings on February 1 in two cases with residential evictions scheduled on February 2, the Court heard argument from the parties about the effect of the Mayor’s January 26 declaration, and based on the plain language of the statute, it granted the defendants’ applications to quash the writs. Moreover, an eviction is more likely to cause irreparable harm, and greater irreparable harm, to a residential tenant than a relatively brief postponement of an eviction is likely to cause a landlord. Considering all the circumstances, and consistent with yesterday’s rulings, the Court administratively suspends evictions through February 15, 2022, and it will quash any writ for an eviction currently scheduled on or before February 15, 2022, unless the Court has made a determination that the statutory moratorium does not apply. The U.S. Marshals Service will reschedule these evictions as soon as possible after the plaintiff obtains a new writ.

This General Order shall remain in effect unless and until it is rescinded or modified by the Presiding Judge of the Civil Division.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