

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION Landlord and Tenant Branch
510 4TH St., N.W., Bldg. B, Rm. #110
Washington, D.C. 20001
(202) 879-4879

THE _____ DAY OF _____, 20_____.

Landlord (Plaintiff)

v.

L&T _____

Tenant (Defendant)

SETTLEMENT AGREEMENT

The Landlord _____, and the Tenant _____, agree to settle this matter according to the terms and conditions in Sections I through IV.

I. Landlord's Obligations: The Landlord agrees to make all repairs listed on Addendum A to this Settlement Agreement, each of which shall be completed in a workmanlike manner on or before the date shown next to it.

II. Rent. The Tenant and Landlord agree that the Tenant will owe the sum of \$_____ in order to pay in full what the parties agree is due through _____ DATE (END OF THE MONTH IN WHICH THE AGREEMENT IS BEING SIGNED). This sum will be paid as follows:

- \$_____ on or before _____
\$_____ on or before _____
\$_____ on or before _____
\$_____ on or before _____
\$_____ on or before _____

In addition, the tenant will pay future rent in the amounts the parties have agreed as follows:

- 1. _____ rent of \$_____ on or before _____
2. _____ rent of \$_____ on or before _____
3. _____ rent of \$_____ on or before _____
4. _____ rent of \$_____ on or before _____
5. _____ rent of \$_____ on or before _____

III. Payment (Check only ONE box)

In consideration for Landlord's promise to make repairs listed in Addendum A and agreed to in Section I, Tenant agrees to pay all amounts due to Landlord in Section II of this Agreement as follows:

Tenant agrees to pay all amounts due to Landlord in Section II of this Agreement into the Registry of the court at 510 4th Street N.W., Bldg. B, Rm. #110, Washington, D.C. 20001.

OR

Tenant agrees to pay all amounts due to Landlord in Section II of this Agreement directly to the Landlord, who shall provide Tenant with receipts for all payments.

Tenant (Defendant)

Landlord (Plaintiff)

Landlord (Plaintiff)

v.

L&T _____

Tenant (Defendant)

IV. **REMEDIES:** If either the Tenant or the landlord fails to fulfill the agreement, the dissatisfied party may apply to the Court for appropriate relief.

- A. **Failure to make Payments.** Upon Tenant’s Failure to make any payment on the payment schedule, Landlord may file a Motion for Judgment for possession, and the tenant may be evicted.

When filing this Motion, the Landlord MUST certify that all repairs required under Addendum A of this agreement have been completed or that they are in the process and will be completed within the time specified in the Agreement. THIS CERTIFICATION MUST BE ATTACHED TO THE MOTION FOR JUDGMENT.

- B. **Failure to make Repairs.** If the Landlord fails to make repairs listed in Addendum A, Tenant may file a Motion to Compel the Landlord to complete the repairs and/or may seek any other appropriate relief.

Other Provisions:

NOTICE: ALL PAYMENTS, WHETHER TO THE CLERK OF THE SUPERIOR COURT OR TO THE LANDLORD, SHOULD BE MADE PERSONALLY TO INSURE RECEIPT AND MUST BE BY CASH, MONEY ORDER OR CERTIFIED CHECK.

The Tenant and Landlord have read this agreement and/or had the agreement explained, and understand the same, and by his/her signature below acknowledge 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