

**SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION
LANDLORD AND TENANT BRANCH
510 4th STREET, N.W., Building B, Room #110, Washington, D.C. 20001 Telephone (202) 879-4879**

Case No. LTB _____

Plaintiff(s)

Address (No post office boxes)

City State Zip Code

Phone Number

vs.

Defendant(s)

Address
Washington, D.C.

Zip Code

Phone Number (if known)

**VERIFIED COMPLAINT FOR POSSESSION OF REAL PROPERTY -- FORM 1B
(Violation of Obligations of Tenancy or Other Grounds for Eviction – Residential Property)**

DISTRICT OF COLUMBIA, ss:

1. I, (name, address, and phone #) _____, swear or affirm, under penalties of perjury, that I have knowledge of the facts set forth in this Complaint and that 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 no. _____ and is authorized to take possession of the property, **or** is not the Landlord, Owner, or Personal Representative but has the right to demand possession because (explain) _____.
3. Plaintiff seeks possession of property located at _____, Washington, D.C. Property is in possession of Defendant, who holds it without right. Plaintiff seeks possession of property because:
 - A. Defendant is a tenant who failed to 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 affidavit of service of the Notice.)
 - 1) Content of the Notice:
 - All of the facts stated in the attached Notice were true at the time the Notice was served, **or**
 - Plaintiff relies only on the following facts in the attached Notice, which were true at the time the Notice was served: (specify) _____
 - 2) Complete only in cases alleging violations of obligations of tenancy:
 - a. Defendant's conduct set forth in the Notice violates: (select one or both)
 - The following paragraph number(s) or provision(s) of the written lease: _____; **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 before service of the Notice: yes no
 - c. Check and complete **one** of the following:
 - Of the violation(s) listed in the Notice, Defendant failed to correct/cure the following violation(s) by the deadline set forth in the Notice: _____
 - _____
 - _____
 - Defendant has no right to correct/cure the violation(s) because (federally subsidized housing only): _____

NOTICE TO DEFENDANTS

Please note that you should have received with this Complaint an additional form entitled “**Summons to Appear in Court and Notice of Hearing.**” If you did not receive the Summons, *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.

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