

## **Rule 12-I. Protective Order**

### **(a) Entry of protective order.**

(1) *In general.* Any party may move for the entry of a protective order on the initial return date or at any time thereafter. If entered, the protective order shall require the defendant to deposit money into the court registry instead of paying rent directly to the plaintiff. A protective order may be entered only after a hearing at which the Court finds that the equities merit the entry of such an order or by consent of the parties in accordance with section (c) of this rule. A protective order shall be prospective only and, except in accordance with section (d) of this rule, shall not require the defendant to deposit money for periods prior to the entry of the order. In a case that does not include an allegation of nonpayment of rent, the Court may enter a protective order over the defendant's objection only if, after inquiry by the Court, the defendant declines to stipulate that the plaintiff's acceptance of rent from that date forward shall be without prejudice to the plaintiff's ability to prosecute the action.

(2) *Motions and hearings.* If the parties are present in court, a request for the entry of a protective order may be made by oral motion. Any other motion for the entry of a protective order shall be made in writing in accordance with SCR-LT 13. If the amount or other terms of the proposed protective order are in dispute, the Court shall permit both parties to make arguments regarding the amount or other terms of the protective order and, if the Court deems it appropriate, to present evidence in support of their arguments. The Court may continue the hearing on a motion for a protective order for a reasonable period of time to permit the parties to prepare arguments and evidence for presentation to the Court. The Court shall state on the record the reasons for its ruling on the request for a protective order.

(3) *Instructions to defendant.* Upon the entry of a protective order, the Clerk shall immediately provide the defendant with a completed Landlord and Tenant Form 8, which shall include written instructions regarding the amount, due dates, and form of payments, as well as the location and business hours of the Clerk's Office.

(b) *Modification of protective order.* Upon motion and a showing of good cause, any party may seek modification of a protective order at any time after its entry. Unless the Court determines otherwise, such a motion shall be made in writing, in accordance with SCR-LT 13. If the requested modification to the protective order is in dispute, the Court shall permit both parties to make arguments regarding the modification and, if the Court deems it appropriate, to present evidence in support of their arguments. The Court may continue the hearing on a motion for modification of a protective order for a reasonable period of time to permit the parties to prepare arguments and evidence for presentation to the Court. The Court shall state on the record the reasons for its ruling on the request for a modification of the protective order.

(c) *Protective orders by consent.* Parties, whether pro se or represented by counsel, may enter into, vacate, or otherwise modify protective orders by consent, with the approval of either the Court or the Interview and Judgment Officer in accordance with SCR-LT 11-I.

(d) *Continued cases.* In any case that is continued from the initial return date for ascertainment of counsel, for a hearing on the amount of the protective order, or for any other reason, the Court may, for such time as is reasonable, defer ruling on a motion for a protective order until counsel, if any, has been retained, until a hearing has been held

on the amount of the protective order, or until the other reason for the continuance has been addressed by the Court. At the time the continuance is ordered, the Court shall inform the parties that, unless otherwise ordered by the Court, a protective order, whenever entered, shall be retroactive to the date on which it was first requested in open court.

(e) *Form of payment.* Payment into the court registry shall be made by any combination of cash, money order, certified check, attorney's escrow account check, or other form of payment approved by the Budget and Finance Division. Any money order, certified check, or attorney's escrow account check shall be made payable to "Clerk, D.C. Superior Court."

(f) *Late and partial protective order payments.* Payments due under a protective order shall be made on or before the dates specified in the order. The Clerk's Office shall accept for deposit any protective order payment, even if it is a partial payment and even if it is not timely made, without prejudice to the plaintiff's right to file a motion for sanctions in accordance with section (g)

(g) *Sanctions for untimely, partial, or missed payments.*

(1) *In general.* If a defendant fails to make one or more payments required by a protective order or makes one or more untimely or incomplete payments, the plaintiff may file a written motion, in accordance with SCR-LT 13, seeking sanctions against the defendant. In determining whether to impose any sanction for untimely, incomplete, or missed payments, the Court shall hold a hearing on the motion and shall consider, among any other facts or arguments raised by the parties, the extent of and reasons for the defendant's noncompliance and any prejudice the plaintiff would suffer were the requested sanction not imposed. If the Court determines that a sanction should be imposed, the sanction may include those sanctions generally available to the Court for noncompliance with court orders, including but not limited to striking the defendant's jury demand or counterclaim, precluding certain defenses, and entering a judgment for possession in favor of the plaintiff. No money judgment may be entered on the underlying claims as a sanction for noncompliance with a protective order.

(2) *Judgments for possession.*

(A) *Nonpayment of rent cases.* In a case based upon the defendant's alleged nonpayment of rent, the Court shall not enter a judgment for possession as a sanction for the defendant's failure to comply with a protective order without first requiring the plaintiff to present proof of liability and damages. The plaintiff may present proof of liability and damages on the same day that the motion for sanctions is scheduled for hearing or may ask the Court to schedule a hearing for a later date. If the hearing is scheduled for a later date, the Clerk shall send written notice to all parties. In its discretion, the Court may permit the plaintiff to present proof of liability and damages by sworn affidavits, provided that the plaintiff has attached to its motion seeking sanctions against the defendant the affidavits on which it seeks leave to rely. Affidavits shall be made on personal knowledge, shall set forth such facts as would be admissible in evidence, and shall show affirmatively that the affiant is competent to testify to the matters stated therein. Sworn or certified copies of all papers or parts thereof referred to in an affidavit shall be attached thereto or served therewith. The Court shall not enter a judgment for possession unless the Court is satisfied with the proof presented. Any

such judgment shall be subject to the defendant's right to redeem the tenancy and avoid eviction.

(B) *Cases without allegations of nonpayment of rent.* The Court shall not enter a judgment for possession as a sanction for the defendant's failure to comply with a protective order in a case in which the plaintiff seeks the entry of a judgment for possession that is not subject to the defendant's right to redeem the tenancy and avoid eviction. On motion of the plaintiff, however, the Court, upon a finding that the defendant has failed to comply with the terms of a protective order, shall consider any appropriate sanction other than the entry of a judgment for possession, including advancing the trial date and, in a case that has been certified to the Civil Actions Branch under SCR-LT 6 pursuant to the defendant's demand for a jury trial, striking the defendant's jury demand.

(C) *Cases involving allegations of nonpayment of rent and other allegations.* Where the defendant has failed to comply with a protective order in a case that involves allegations of nonpayment of rent and allegations upon which the plaintiff seeks the entry of a judgment for possession that is not subject to the defendant's right to redeem the tenancy and avoid eviction, the Court may, on the plaintiff's motion, and in accordance with section (g)(1),

(i) dismiss the allegations that do not relate to nonpayment of rent and enter a judgment for possession under section (g)(2)(A), subject to the defendant's right to redeem the tenancy;

(ii) allow the plaintiff to proceed under section (g)(2)(B) with respect to all of the allegations in the complaint; or

(iii) enter a judgment for possession under section (g)(2)(A) on the claim of nonpayment of rent, subject to the defendant's right to redeem the tenancy, and, as to the plaintiff's allegations other than nonpayment of rent, consider any appropriate sanction other than the entry of a non-redeemable judgment for possession, including advancing the trial date and, in a case that has been certified to the Civil Actions Branch under SCR-LT 6 pursuant to the defendant's demand for a jury trial, striking the defendant's jury demand.

(3) *Cases that have been certified to Civil Actions Branch.* If the Court strikes the defendant's jury demand in accordance with section (g)(2)(B) or section (g)(2)(C), then the case shall be certified back from the Civil Actions Branch to the Landlord and Tenant Branch, and the Court shall vacate all discovery, mediation, pretrial conference, and trial dates pending in the Civil Actions Branch and, with notice to the defendant, shall set the case for a non-jury trial in the Landlord and Tenant Branch on the earliest available date deemed fair to all parties in light of the totality of the circumstances. If the Court decides not to strike the defendant's jury demand in accordance with section (g)(2)(B) or section (g)(2)(C), then the Court shall immediately attempt to contact the judge in the Civil Actions Branch to whom the case has been assigned and shall inform the assigned judge of the circumstances; the assigned judge shall in turn consider whether to advance the date for a jury trial or otherwise modify the scheduling order. If, having decided not to strike the defendant's jury demand, the Court is unable to reach the assigned judge, then the Court, with notice to the defendant, shall set the case for a status conference before the assigned judge on the earliest available date; at the status conference, the assigned judge shall consider whether to advance the date for a jury trial or otherwise modify the scheduling order.