

**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)	vs.	Defendant(s)
Address (No post office boxes)		Address
City	State	Washington, D.C.
Phone Number	Zip Code	Zip Code
		Phone Number (if known)

**VERIFIED COMPLAINT FOR POSSESSION OF REAL PROPERTY -- FORM 1A
(Nonpayment of Rent – 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, a tenant who holds it without right. Plaintiff seeks possession of property because: Defendant failed to pay: \$ _____, total rent due from _____ to _____. The monthly rent is \$ _____. The lease permits late fees of \$ _____ per month. Plaintiff seeks other fees of \$ _____ for _____ (explain), defined as rent under paragraph no. _____ of the lease (bring lease to every court date) for this property, which is not subsidized and is exempt from rent control. The total amount due to Plaintiff is \$ _____. Notice to quit has been: served as required by law, **or** I have personally reviewed the lease and Defendant has expressly waived the right to be served with a notice to quit in paragraph no. _____ on page number _____ of the lease, **or** Defendant has expressly waived that right in another document (attach copy).
4. Rent for the property of which Plaintiff seeks possession is subsidized by the federal or local government? yes no
If the rent is subsidized, answer all of the following:
What amount of rent, if any, is due from the tenant per month? \$ _____
What amount of rent, if any, is due from the subsidy program per month? \$ _____
Is the rent amount alleged due for any month listed in the complaint over and above the tenant's portion of the rent for that month? yes no
Has the subsidy program failed to pay its portion of the rent for any of the months at issue in this case? yes no

Therefore, Plaintiff asks the Court for: (check all that apply)

- Judgment for possession of the property described and costs taxed by the Clerk.
- Money judgment for rent, fees defined as rent, and late fees in the total amount of \$ _____.
- A protective order requiring that all future rent be paid into the Court Registry until the case is decided.

Subscribed & sworn to before me this _____ day of _____, 20_____

	Plaintiff/Plaintiff's Attorney/Plaintiff's Agent	Date
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Notary Public	My Commission expires	Title of Person Signing (if any)
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Important Note to Parties: Court of Appeals Rule 49, Superior Court Rule of Civil Procedure 101, and Landlord and Tenant Rule 9 prohibit the unauthorized practice of law. Any person who is not a lawyer in good standing in the District of Columbia should be aware that he or she could be engaging in the unauthorized practice of law if he or she acts on behalf of another in the Landlord and Tenant Branch for any purpose other than to request a continuance.

Plaintiff/Plaintiff's Attorney	Unified Bar No.
Address	Zip Code
Phone No.	Email Address (required only for attorneys)

CLERK OF THE COURT

Costs of this suit to date are \$ _____



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.