

**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. _____

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 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 alleges:
 - a. Defendant failed to pay \$ _____, total rent due from _____ to _____. The monthly rent is \$ _____. Plaintiff seeks fees (*do not include late 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 for rent and fees defined as rent is \$ _____.
 - b. 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
5. Plaintiff seeks a money judgment in the total amount of \$ _____. This includes rent and fees defined as rent, totaling \$ _____ (*include amount from section (3)(a) of this complaint*). This also includes late fees totaling \$ _____ for the month(s) of _____. Paragraph no. _____ of the lease allows late fees of \$ _____ per month.

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 in the total amount of \$ _____ for rent, fees defined as rent, and late fees.
- 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

Notary Public My Commission expires _____

Title of Person Signing (if any)

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. _____

CLERK OF THE COURT

Address Zip Code

Costs of this suit to date are \$ _____

Phone No. Email Address (required only for attorneys)



Para pedir una traducción, llame al (202) 879-4828

如需翻译, 请打电话 (202) 879-4828

Veuillez appeler au (202) 879-4828 pour une traduction

Để có một bản dịch, hãy gọi (202) 879-4828

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번역을 원하시면, (202) 879-4828 로 전화하십시오

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.