



**Superior Court of the District of Columbia
Civil Division – Landlord and Tenant Branch
510 4th St NW, Building B, Room 110, Washington DC 20001
202-879-4879 | dccourts.gov**

	vs.	Case Number
Plaintiff(s)		Defendant(s)
Address (no post office boxes)		Address
City, State, Zip Code		City, State, Zip Code
Phone Number		Phone Number
Email Address		Email Address

**VERIFIED COMPLAINT FOR POSSESSION OF REAL PROPERTY -- FORM 1A
(Nonpayment of Rent – Residential Property)**

I. Basis for Complaint

1. I, _____ swear or affirm, under penalties of perjury that I have knowledge of the facts set forth in this Complaint.

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 Number _____ and is authorized to take possession of the property, **or** is not the Landlord, Owner, or Personal Representative, but has the right to possession because (*explain*): _____.
3. The Property is registered with the Rental Accommodations Division: yes no
The Registration Number is: _____ **or** the Exemption Number is: _____.
4. Plaintiff has a current Basic Business License for the Property: yes no
The License Number is: _____, Active date _____, and the Expiration date is: _____ **or** Plaintiff has no current Basic Business License because (*explain*): _____.
5. Plaintiff has other pending landlord and tenant case(s) against Defendant in Landlord and Tenant Court: yes no. If yes, the name and case number for the pending case(s) are: _____.
6. Plaintiff seeks possession of property located at _____, Washington, D.C.

Plaintiff alleges:

- a. Defendant failed to pay \$ _____, total rent due from _____ (month/year) to _____ (month/year). The monthly rent is \$ _____. Plaintiff seeks fees (*do not include late fees*) of \$ _____ for _____ (explain), defined as rent under paragraph number ____ of the lease for this property, which is not subsidized and is exempt from rent control. (*Attach relevant portions of lease and bring to every court date*) The total amount due to Plaintiff for rent and other fees listed above (not including late fees) is \$ _____ (*total amount must be \$600 or more*).
- b. Defendant failed to pay the rent owed after being properly served with a written Nonpayment of Rent Notice (*Attach copy of Notice and Declaration of Service of the Notice*).

7. Is or was the rent for the property subsidized by the federal or local government during at least one of the months listed in section 6(a)? yes no

If the rent is or was subsidized ("yes" to the question above), answer *all* of the following:

- a. What amount of rent, if any, is due from the tenant per month? \$ _____
- b. What amount of rent, if any, is due from the subsidy program per month? \$ _____
- c. 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
- d. Has the subsidy program failed to pay its portion of the rent for any of the months at issue in this case? yes no
- e. Has the subsidy program terminated the subsidy? yes no

8. Plaintiff seeks a money judgment in the total amount of \$ _____. This total includes the rent and fees defined as rent in section 6(a), plus late fees of \$ _____ for the month(s) of _____. Paragraph number ____ of the lease allows late fees of \$ _____ per month, which does not exceed 5 percent of the full amount of rent due from the tenant.

II. Relief Requested

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 and sworn to before me this _____ day of _____, 20____

Notary Public:
My commission expires:

Plaintiff/Plaintiff's Attorney/Plaintiff's Agent:
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 / Plaintiff's Agent Name (Print Name):	
Address:	
Signature:	
Email Address:	
Telephone Number:	Attorney Bar Number:

CLERK OF THE COURT



Costs of this suit to date are: \$ _____

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 ☐☐☐☐ ☐☐☐☐ ☐☐☐☐☐☐ (202) 879-4828 ☐☐☐☐ 번역을 원하시면, (202) 879-4828 로 전화하십시오

NOTICE TO DEFENDANTS

Please note that you should have received with this Complaint additional forms entitled “**Summons to Appear in Court**” and “**Initial Hearing Notice and Instructions.**”

If you did not receive these, *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.