



**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**

	Case Number	
_____ Plaintiff(s)	vs.	_____ 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 1C  
(Nonpayment of Rent and Other Grounds for Eviction – 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 landlord and tenant case(s) pending 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 seeks possession of property because:

**(Must Complete Section A)**

**A. NONPAYMENT OF RENT**

- 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*)

**(Complete Section B and/or Section C)**

**B. NOTICE TO QUIT (VIOLATIONS OF OBLIGATIONS OF TENANCY)**

Defendant 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 Declaration of Service of the Notice*)

(1) Content of the Notice

This complaint is based only on the following facts in the attached Notice which were true at the time the Notice was served (*specify*):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

(2) Complete parts a., b., c., and d. in cases alleging violations of the obligations of tenancy:

a. Defendant's conduct set forth in the Notice violates: (*select all that apply*)

The following paragraph number(s) or provision(s) of the written lease (*attach relevant portions*): \_\_\_\_\_; 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 of service of the Notice:

yes  no

c. Check and complete **one** of the following:

Defendant failed to correct/cure the following violation(s) listed in the Notice by the deadline set forth in the Notice:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Defendant has no right to correct/cure the violation(s) because (*federally subsidized housing only*):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

- d. Defendant's conduct set forth in the Complaint involves (1) the possession of an illegal firearm on the subject property; (2) assault, stalking, or threats against the landlord, landlord's employees, or other tenants or guests of the building; (3) significant damage to the property; and/or (4) conduct that otherwise poses a significant, immediate danger to the health or safety of the landlord, landlord's employees, or other tenants at the property:  yes  no. If "yes" is checked, specify the conduct involved: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**C. OTHER GROUNDS FOR EVICTION**

(1) Plaintiff seeks possession for the following reason not otherwise explained above:

- Defendant is maintaining a drug haven as defined by D.C. Code § 42-3602;  
 Other Reason (*explain fully*): \_\_\_\_\_

Notice to quit:

- is not required **or**  
 has been served as required by law. (*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)(A):  yes  no

If the rent is or was subsidized ("yes" to above question), 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, the Plaintiff asks the Court for: (*check all that apply*)

- Judgment for possession of the property described with no right to redeem the tenancy (non-redeemable judgment) for a violation other than nonpayment of rent or, if the Court declines to enter a non-redeemable judgment, a redeemable judgment for possession based on nonpayment of rent; 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

Veillez 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.