

**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)  
\_\_\_\_\_  
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 1D  
(Commercial 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 commercial property located at \_\_\_\_\_, Washington, D.C. Property is in possession of Defendant, who holds it without right. Plaintiff seeks possession of property because:
  - A.  Defendant failed to pay: \$ \_\_\_\_\_ total amount due to the landlord from \_\_\_\_\_ to \_\_\_\_\_.  
Defendant owes:
    - Monthly base rent of \$ \_\_\_\_\_.
    - Common Area Maintenance (CAM) of \$ \_\_\_\_\_ (explain) \_\_\_\_\_.
    - Utility charges of \$ \_\_\_\_\_ (explain) \_\_\_\_\_.
    - Taxes of \$ \_\_\_\_\_ (explain) \_\_\_\_\_.
    - Late fees of \$ \_\_\_\_\_ per month for the months of \_\_\_\_\_ to \_\_\_\_\_.
    - Reasonable attorneys' fees of \$ \_\_\_\_\_ to date, pursuant to paragraph \_\_\_\_\_ of the lease.
    - Other amount of \$ \_\_\_\_\_ for (explain) \_\_\_\_\_.
  - 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).
  - B.  Defendant failed to vacate the property after expiration of a properly served written  Notice to Quit **or**  Notice of Termination (Attach copy of Notice and affidavit of service of the Notice.)
    - 1) Content of the Notice:
      - All of the facts stated in the attached Notice were true at the time the Notice was served, **or**
      - Plaintiff relies only on the following facts in the attached Notice, which were true at the time the Notice was served: (specify) \_\_\_\_\_.
    - 2) Compliance with the Notice: (complete if applicable)
      - a. Defendant's conduct set forth in the Notice breaches the following paragraph number(s) or provision(s) of the written lease: \_\_\_\_\_.
      - b. Of the breaches listed in the attached Notice, Defendant failed to correct/cure the following breaches by the deadline set forth in the Notice: \_\_\_\_\_.

# **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.

- C.  For the following reason:
- Defendant is holding over after expiration of the lease.
  - Defendant is not a tenant and has no legal right to occupy the premises.
  - Other reason (*explain fully*) \_\_\_\_\_

Notice to quit:  is not required, **or**  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*).

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

- Redeemable judgment for possession of the property described and costs taxed by the Clerk.
- Judgment for possession of the property described with no right to redeem the tenancy (non-redeemable judgment) 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

\_\_\_\_\_  
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.  
\_\_\_\_\_  
Address Zip Code  
\_\_\_\_\_  
Phone No. Email Address (required only for attorneys)

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 የአገልግሎት ትርጉም ለማግኘት (202) 879-4828 ይደውሉ 번역을 원하시면, (202) 879-4828 로 전화하십시오

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