

5759 REPAIR PROCEDURE

- 5759.1 Upon receipt of a repair request from a tenant, or in the case of a Project Owner initiated repair, the Project Owner shall inspect the unit to determine the repair required. If the repair cannot be completed during the first visit, repairs shall be scheduled for a later time, within a reasonable time period.
- 5759.2 When repair work is completed, the tenant shall be required to sign a Project Owner form indicating that the work was performed and indicating whether the repair work was satisfactory or unsatisfactory.
- 5759.3 In the event the premises are rendered uninhabitable, as determined by the Project Owner, as a result of damages to the premises that create a hazard to life, health, or safety of the occupant, the following steps shall be taken:
- (a) The tenant shall immediately notify the Project Owner of the damage;
 - (b) The Project Owner shall be responsible for repair of the unit within a reasonable time; provided, that if the damage was caused by the tenant, tenant's household or guests, the reasonable cost of the repairs shall be charged to the tenant; and
 - (c) The Project Owner shall offer standard alternative accommodations, if available, in circumstances where necessary repair cannot be made within a reasonable time.

SOURCE: Final Rulemaking at 64 DCR 12956 (December 22, 2017); as amended by Final Rulemaking published at 66 DCR 6831 (June 7, 2019).