

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 www.dccourts.gov

Case No. LTB

THE BARAC CO.	FILED	MICHELLE A. PAYNE
Plaintiff(s)	LANDLORD & TENANT	Defendant(s)
6901 4TH ST. NW	DEC 29 2017	1835 CENTRAL PL., NE, Unit 21
Address (No post office boxes)	Superior Court of the District of Columbia	Address
WASHINGTON, D.C. 20012	Washington, D.C.	20002
City State Zip Code	202 580-1105	Zip Code
(202) 722-2100	Phone Number (if known)	
Phone Number		

SUMMONS TO APPEAR IN COURT AND NOTICE OF HEARING -- FORM 1S

YOU ARE HEREBY SUMMONED AND REQUIRED TO APPEAR ON **FEB 06 2018** AT 9:00 A.M.

PROMPTLY, in the Landlord and Tenant Courtroom, Room 109, Bldg. B, 510 4th Street, NW.  
Between E and F Streets, N.W., Judiciary Square Red Line Metro stop ♦ Wheelchair accessible entrance located on F Street side of building

1. You are being sued for possession of the premises you occupy.
2. This paper is a Summons in a lawsuit seeking your eviction.
3. The Complaint attached to this Summons states the grounds for possession claimed by the Plaintiff. If the Complaint is not attached, a copy is available in the Landlord and Tenant Clerk's Office at 510 4th Street, Building B, Room #110.
4. If you, or your attorney, do not appear on the date and time listed above, a default judgment may be entered against you giving Plaintiff the right to evict you from the premises without any further court hearings.
5. Court employees are not permitted to give advice on legal questions.

**Notice to Occupant(s) Not Named on the Summons:** If you live on the premises and wish to remain, you must come to Court even if you are not named as a Defendant on the Summons or Complaint.

PLEASE SEE THE BACK OF THIS FORM FOR IMPORTANT INFORMATION ABOUT THE COURT PROCESS. IF YOU HAVE ANY ADDITIONAL QUESTIONS ABOUT THE SUMMONS AND COMPLAINT, OR YOUR RIGHTS AND RESPONSIBILITIES, PLEASE CONSULT AN ATTORNEY PROMPTLY.

CITATORIO DE COMPARENCIA AL TRIBUNAL Y AVISO DE AUDIENCIA

POR MEDIO DE LA PRESENTE SE LE EXIGE Y ORDENA QUE COMPAREZCA EL **FEB 06 2018** A LAS 9:00 A.M. PUNTUALMENTE a la Sala de Arrendadores e Inquilinos, 510 4th Street, NW. Edificio B.  
Entre las Calles E y F, N.W., paradero de Metro, Judiciary Square, línea roja ♦ Entrada accesible para silla de ruedas por la Calle F.

1. Se le demanda por transferencia de la tenencia de la propiedad en que habita.
2. Este escrito es un citatorio de una demanda para su desalojamiento.
3. La demanda adjunta a este citatorio declara la base del demandante para la tenencia que pide. Si la demanda no está adjunta, hay una copia disponible en la oficina de la Secretaría de Arrendador e Inquilino en la 510 4th Street, NW, Edificio B #110.
4. Si usted o su abogado no comparecen a la hora y en la fecha indicadas, se podría emitir un fallo en su contra por incomparecencia, permitiendo así que el demandante lo desaloje del lugar sin necesitarse audiencias posteriores.
5. Al personal del tribunal no se les permite asesorar en cuestiones jurídicas.

**Advertencia a los inquilinos no nombrados en la demanda:** Si usted vive en la propiedad y desea permanecer ahí pero no ha sido mencionado como inquilino, debe presentarse al Tribunal aun si no es nombrado como demandado en la convocatoria o demanda.

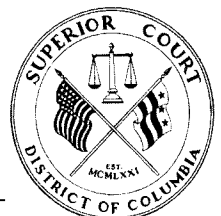
VEA AL DORSO DE ESTE FORMULARIO: INFORMACIÓN IMPORTANTE SOBRE EL PROCESO JUDICIAL. SI TIENE MÁS PREGUNTAS SOBRE EL CITATORIO Y LA DEMANDA O SOBRE SUS DERECHOS Y DEBERES, CONSÚLTELE A UN ABOGADO PRONTO.

Brand, Marquardt & Callahan, PLLC  
Peggy A. Marquardt  
Plaintiff/Plaintiff's Attorney  
1325 G St., NW Suite 500 Washington, D. C. 20005  
Address Zip Code  
(202) 789-2382 Pmarquardt@bmaclegal.com  
Phone No. Email Address (required only for attorneys)

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CLERK OF THE COURT

Costs of this suit to date are \$ 25.96  
Costas a la fecha



如需翻译, 请打电话 (202) 879-4828

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

Đề có một bài dịch, hãy gọi (202) 879-4828

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전화주십시오

**SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION 2018 - 000008**  
**LANDLORD AND TENANT BRANCH**

510 4th STREET, N.W., Building B, Room #110, Washington, D.C. 20001 Telephone (202) 879-4879

Case No. LTB [REDACTED]

**THE BARAC CO.**  
 Plaintiff(s)  
 6901 4TH ST. NW  
 Address (No post office boxes)  
 WASHINGTON, D.C. 20012  
 City State Zip Code  
 (202) 722-2100  
 Phone Number

**MICHELLE A. PAYNE**  
 Defendant(s)  
 1835 CENTRAL PL., NE, Unit 21  
 Address  
 Washington, D.C. 20002  
 Zip Code  
 202 580-1105  
 Phone Number (if known)

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

**DISTRICT OF COLUMBIA, ss:**

- I, (name, address, and phone #) EUGENE ANULEWICZ 6901 4th Street NW Washington, DC 20012 (202) 722-2100, 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) VICE-PRESIDENT.
- 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) \_\_\_\_\_.
- Plaintiff seeks possession of property located at 1835 CENTRAL PL., NE, Unit 21, Washington, D.C. 20002. Property is in possession of Defendant, a tenant who holds it without right. Plaintiff seeks possession of property because: ☒ Defendant failed to pay: \$ 721.00, total rent due from 12/01/17 to 12/31/17. The monthly rent is \$ 738.00. The lease permits late fees of \$ 10.00 per month. Plaintiff seeks other fees of \$ 0.00 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 is \$ 731.00. 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. 18 on page number 2 of the lease, **or** ☐ Defendant has expressly waived that right in another document (attach copy).
- 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

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 for rent, fees defined as rent, and late fees in the total amount of \$ 731.00.  
☒ 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 22 day of DEC., 2017

Eugene Anulewicz 12/22/17  
 Plaintiff/Plaintiff's Attorney/Plaintiff's Agent Date  
VICE-PRESIDENT  
 Title of Person Signing (if any)

05/31/21  
 My Commission expires

**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.

Brand, Marguardt & Callahan, PLLC  
PEPPER A. MARGUARDT 989326  
 Plaintiff/Plaintiff's Attorney Unified Bar No.  
1325 G St., NW Suite 500 Washington, D.C. 20005  
 Address Zip Code  
(202) 789-2382 Pmarguardt@bmaclegal.com  
 Phone No. Email Address (required only for attorneys)

Costs of this suit to date are \$ 25.96

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