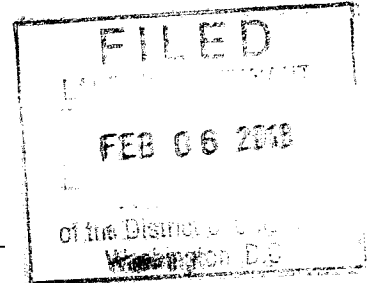


**SUPERIOR COURT OF THE DISTRICT OF COLUMBIA**  
**CIVIL DIVISION Landlord and Tenant Branch**  
**510 4<sup>TH</sup> St., N.W., Bldg. B, RM. #110**  
**Washington, D.C. 20001**  
**(202) 879-4879**



THE 6<sup>th</sup> DAY OF February, 2018

The Barac Company  
 Landlord (Plaintiff)

v.

L&T 2018 LTB 00004

George Page  
 Tenant (Defendant)

**JUDGMENT FOR POSSESSION BY CONSENT**

The CLERK OF THE COURT will please enter a judgment for possession by consent and note that the execution of the said judgment will be stayed conditioned upon the following terms.

**I. Tenant Obligations:** Tenant agrees to make all of the following payments including late charges (LC):

- |                            |   |     |                                |
|----------------------------|---|-----|--------------------------------|
| 1. <u>Jan. 2018 - part</u> | rent of \$ <u>600.00</u>                | and | LC by <u>February 14, 2018</u> |
| 2. <u>Jan. 2018 - bal</u>  | rent of \$ <u>158.00</u>                | and | LC by <u>February 28, 2018</u> |
| 3. <u>Feb. 2018 - part</u> | rent of \$ <u>442.00</u>                | and | LC by <u>February 28, 2018</u> |
| 4. <u>Feb. 2018 - part</u> | rent of \$ <u>158.00</u>                | and | LC by <u>March 14, 2018</u>    |
| 5. <u>Feb. 2018 - bal</u>  | rent of \$ <u><del>442</del> 158.00</u> | and | LC by <u>March 14, 2018</u>    |

In addition, the tenant will pay court costs of \$ 25.96, directly to the Landlord. This payment due with any payment but must be paid by the last payment above.

**IF THE TENANT FAILS TO MAKE THE ABOVE PAYMENTS IN THE AMOUNT STATED AND BY THE DATES STATED, THEN IN ORDER TO AVOID EVICTION, THE TENEANT MUST BECOME CURRENT BY PAYING ALL OF THE RENT STATED PLUS ALL ADDITIONAL RENT AND COSTS WHICH HAVE COME DUE.**

**II. LANDLORD OBLIGATIONS.** Check here ☒ if the Landlord agrees to make repairs and attach Addendum A setting forth all repairs to be made and their completion dates. If the Landlord fails to make the repairs listed in Addendum A, a Tenant may file a Motion to Compel the Landlord to complete the repairs and/or may seek any other appropriate relief.

**III. REMEDIES:** If the Tenant fails to make any payment as agreed, the Landlord shall be entitled to resume the process which will lead to an eviction. Before the Landlord is allowed to file the writ of restitution (the order which allows an eviction to occur), the Landlord must file an Application for Termination of Stay (FORM 5). A copy must be mailed or hand delivered to the Tenant. Whether the Form 5 is mailed or hand-delivered, the FORM 5 may be presented for filing on or after the 5<sup>th</sup> day after mailing or hand-delivered (not counting the day of service, Saturdays, Sundays and holidays). If the Tenant TIMELY pays all the above payments, the Tenant cannot be evicted in this case and a permanent stay of execution on the judgment will automatically be entered.

[Signature]  
 Tenant (Defendant)

[Signature]  
 Landlord (Plaintiff)



**SUPERIOR COURT OF THE DISTRICT OF COLUMBIA**  
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THE 6<sup>th</sup> DAY OF February, 2018

The Barac Company  
 Landlord (Plaintiff)

v.

George Page  
 Tenant (Defendant)

L&T 2018 LTB 00004

**JUDGMENT FOR POSSESSION BY CONSENT**

The CLERK OF THE COURT will please enter a judgment for possession by consent and note that the execution of the said judgment will be stayed conditioned upon the following terms.

**I. Tenant Obligations:** Tenant agrees to make all of the following payments including late charges (LC):

- |    |                          |                          |     |                             |
|----|--------------------------|--------------------------|-----|-----------------------------|
| 1. | <u>March 2018 - part</u> | rent of \$ <u>284.00</u> | and | LC by <u>March 14, 2018</u> |
| 2. | <u>March 2018 - Bal</u>  | rent of \$ <u>474.00</u> | and | LC by <u>March 28, 2018</u> |
| 3. | _____                    | rent of \$ _____         | and | LC by _____                 |
| 4. | _____                    | rent of \$ _____         | and | LC by _____                 |
| 5. | _____                    | rent of \$ _____         | and | LC by _____                 |

In addition, the tenant will pay court costs of \$ \_\_\_\_\_, directly to the Landlord. This payment due with any payment but must be paid by the last payment above.

**IF THE TENANT FAILS TO MAKE THE ABOVE PAYMENTS IN THE AMOUNT STATED AND BY THE DATES STATED, THEN IN ORDER TO AVOID EVICTION, THE TENANT MUST BECOME CURRENT BY PAYING ALL OF THE RENT STATED PLUS ALL ADDITIONAL RENT AND COSTS WHICH HAVE COME DUE.**

**II. LANDLORD OBLIGATIONS.** Check here ☐ if the Landlord agrees to make repairs and attach Addendum A setting forth all repairs to be made and their completion dates. If the Landlord fails to make the repairs listed in Addendum A, a Tenant may file a Motion to Compel the Landlord to complete the repairs and/or may seek any other appropriate relief.

**III. REMEDIES:** If the Tenant fails to make any payment as agreed, the Landlord shall be entitled to resume the process which will lead to an eviction. Before the Landlord is allowed to file the writ of restitution (the order which allows an eviction to occur), the Landlord must file an Application for Termination of Stay (FORM 5). A copy must be mailed or hand delivered to the Tenant. Whether the Form 5 is mailed or hand-delivered, the FORM 5 may be presented for filing on or after the 5<sup>th</sup> day after mailing or hand-delivered (not counting the day of service, Saturdays, Sundays and holidays). If the Tenant TIMELY pays all the above payments, the Tenant cannot be evicted in this case and a permanent stay of execution on the judgment will automatically be entered.

George Page  
 Tenant (Defendant)

Rey M. ...  
 Landlord (Plaintiff)

The Borac Company  
Landlord (Plaintiff)

v.

L&T 2018 LTB 00004

George Page  
Tenant (Defendant)

IV. PAYMENTS under this agreement are to be made:

☒ A. Directly to Landlord

☐ B. Into the Registry of the Court until all repairs listed in Addendum A are completed, after which Tenant shall pay all remaining amounts directly to Landlord. All monies in the Registry may be released to the Landlord upon motion with reasonable notice, unless the parties agree otherwise.

ALL PAYMENTS, WHETHER TO THE REGISTRY OR TO THE LANDLORD, SHOULD BE MADE PERSONALLY TO INSURE RECEIPT AND MUST BE BY CASH, MONEY ORDER OR CERTIFIED CHECK.

V. OTHER:

1. Plaintiff waives appearance before the interview and judgment officer (Room 111) and reserves all rights.
2. Plaintiff reserves the right to collect late fees and costs in a separate legal proceeding.
3. Defendant affirms that he/she is not in active military status.
4. Plaintiff's obligation with regards to Addendum A is conditioned upon Defendant contacting Borac customer service dept ~~to~~ <sup>on or before</sup> 2/18/18 to arrange access. Access to be provided no later than February 23, 2018 and as needed to address the repairs.

VI. The Tenant has read this agreement and/or had the agreement explained and understands the same, and by his/her signature below acknowledges receipt of a copy of the agreement and the terms contained herein.

George Page  
Tenant/Attorney for Tenant  
427 Burbank St SE  
Address  
202 702-7728  
Telephone Number  
Bar Number

Reynold Marquardt  
Landlord/Attorney for Landlord  
Brand, Marquardt & Callahan  
1325 G Street, NW-Suite 500  
Washington, DC 20005  
Address  
(202) 789-2382  
Telephone Number  
989326  
Bar Number

APPROVED

Interview &amp; Judgment Officer

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

THE 6<sup>th</sup> DAY OF Feb, 2018.

The Bivac Company  
Landlord (Plaintiff)

George Page  
Tenant (Defendant)

L&T 2018 LTB 00004

ADDENDUM A - LIST OF REPAIRS

If this ADDENDUM is attached to either Form 4(a) or Form 4(b), the Landlord agrees to ~~make the repairs~~ which follow and the tenant agrees to give the landlord access upon reasonable notice:

inspect &/or  
repair as  
necessary  
re following

I. KITCHEN  
1. check light fixture on wall - wiring loose will be ~~fixed~~ <sup>inspect &/or repair as necessary</sup> by March 28, 2018  
2. check kitchen sink - constant drip will be ~~fixed~~ by March 28, 2018  
3. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
4. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
5. \_\_\_\_\_ will be fixed by \_\_\_\_\_

II. BATHROOM  
1. check will be fixed by \_\_\_\_\_  
2. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
3. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
4. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
5. \_\_\_\_\_ will be fixed by \_\_\_\_\_

III. BEDROOMS  
1. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
2. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
3. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
4. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
5. \_\_\_\_\_ will be fixed by \_\_\_\_\_

IV. LIVING ROOM/DINING ROOM  
1. check electrical socket on wall - not working will be ~~fixed~~ <sup>inspect &/or repair necessary</sup> by March 28, 2018  
2. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
3. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
4. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
5. \_\_\_\_\_ will be fixed by \_\_\_\_\_

V. COMMON AREAS/SAFETY/OTHER  
1. extermination for rodents & roaches will be ~~fixed~~ <sup>inspect &/or repair as necessary</sup> by March 28, 2018  
2. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
3. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
4. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
5. \_\_\_\_\_ will be fixed by \_\_\_\_\_

VI. HEAT AND HOT WATER  
1. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
2. \_\_\_\_\_ will be fixed by \_\_\_\_\_  
3. \_\_\_\_\_ will be fixed by \_\_\_\_\_

[Signature]  
Landlord (Plaintiff)

[Signature]  
Tenant (Defendant)

contact # phone  
(202) 702-7728