

**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.	VS.	MIGUEL A. ROSALES
Plaintiff(s)		Defendant(s)
6901 4TH ST. NW	FILED	1014 COLUMBIA RD., NW, Unit 204
Address (No post office boxes)	LANDLORD & TENANT	Address
WASHINGTON, D.C. 20012	DEC 29 2017	Washington, D.C. 20001
City State Zip Code	Superior Court of the District of Columbia	202-361-2758
(202) 722-2100	Washington, D.C.	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.**

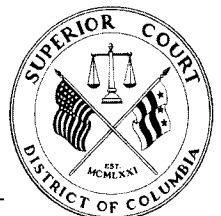
**Advertencia a los inquilinos no nombrados en la demanda:** Si usted vive en la propiedad y desea permanecer ahí pero no ha sido mencionado como inquilino, debe presentarse al Tribunal aun si no es nombrado como demandado en la convocatoria o demanda.

**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  
 (202) 789-2382 Pmarquardt@bmaclegal.com  
 Phone No. Email Address (required only for attorneys)

26451 1835 12 12  
 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  
 Để có một bản dịch, hãy gọi (202) 879-4828



전화주십시오

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 [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

vs. MIGUEL A. ROSALES  
Defendant(s)  
1014 COLUMBIA RD., NW, Unit 204  
Address  
Washington, D.C. 20001  
Zip Code  
202-361-2758  
Phone Number (if known)

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

DISTRICT OF COLUMBIA, ss:

1. 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, ☒ Plaintiff's attorney, ☒ 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.
2. Plaintiff: ☒ is the Landlord or Owner, ☐ has been appointed Personal Representative of the Estate in case no. \_\_\_\_\_ and is authorized to take possession of the property, ☐ is not the Landlord, Owner, or Personal Representative, but has the right to demand possession because (explain) \_\_\_\_\_.
3. Plaintiff seeks possession of property located at 1014 COLUMBIA RD., NW, Unit 204, Washington, D.C. 20001. Property is in possession of Defendant, a tenant who holds it without right. Plaintiff seeks possession of property because: ☒ Defendant failed to pay: \$ 233.00, total rent due from 12/01/17 to 12/31/17. The monthly rent is \$ 1,313.00. 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 \$ 243.00. Notice to quit has been: ☐ served as required by law, ☒ 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, ☐ Defendant has expressly waived that right in another document (attach copy).
4. 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 \$ 243.00.  
☒ 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., 20 17

Eugene Anulewicz 12/32/17  
Plaintiff/Plaintiff's Attorney/Plaintiff's Agent Date  
VICE-PRESIDENT  
Title of Person Signing (if any)

[Signature] 05/31/21  
Notary Public 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.

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