

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA  
CIVIL DIVISION, LANDLORD AND TENANT BRANCH  
BLDG. B, 510 4th STREET, N.W., RM. 110  
Washington, D.C. 20001 Telephone (202) 879-1152

\_\_\_\_\_  
Plaintiff/Landlord

v.

L&T. \_\_\_\_\_

\_\_\_\_\_  
Defendant/Tenant

THE CLERK OF THE COURT will please note that Defendant/Tenant submits the following (check only those that apply):

☐ Answer In A Residential Notice to Quit Case for Violation of  
Obligation of Tenancy

☐ Bench Trial Request

☐ Jury Demand

If you want a jury trial, you must reserve your right to do so at your first court hearing. You also must include your request for a jury trial at the time you file an Answer. Before you do this, you should speak to a lawyer about whether requesting a jury trial is the best thing to do in your case. Jury trials are very complicated, can take a lot of time to prepare for, and will include several court appearances.

☐ The \$75 fee has been paid to the Court.

☐ The \$75 fee has been waived by the Court (You must complete an "Application to Proceed Without Prepayment of Costs or Fees, With Affidavit").

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Plaintiff/Landlord

v.

L&T. \_\_\_\_\_

\_\_\_\_\_  
Defendant/Tenant

ANSWER IN A RESIDENTIAL NOTICE TO QUIT CASE FOR VIOLATION OF  
OBLIGATION OF TENANCY (FORM B)

Use this form if your landlord filed Complaint Form 1C. You are not required to complete this form to defend your case unless requesting a jury trial.

- ☐ 1. I did not receive a Notice to Quit telling me why my landlord wants to evict me. I should have received this Notice before being served with a Complaint to appear in Court.
- ☐ 2. I did receive a Notice to Quit telling me why my landlord wants to evict me, but (check only those that apply):
- ☐ (a) the statements in the Notice are not true.
  - ☐ (b) I fixed what the landlord is complaining about before the time on the Notice ran out.
  - ☐ (c) what the landlord is complaining about in the Notice does not violate my lease or the D.C. Housing Code.
  - ☐ (d) I do not have a written lease, and what the landlord is complaining about in the Notice is not otherwise a violation of the D.C. Housing Code.
  - ☐ (e) my landlord did not provide me with a copy of the Notice correctly.
  - ☐ (f) the Notice did not specifically tell me what I did wrong and why the landlord wants to evict me.
  - ☐ (g) the Notice did not specifically tell me how to fix the problem(s).
  - ☐ (h) the Notice gave me less than 30 days to fix the problem(s).
  - ☐ (i) the Notice was not written in both English and Spanish.
  - ☐ (j) my landlord accepted my rent after the Notice expired.
  - ☐ (k) other (specify): \_\_\_\_\_.
- ☐ 3. My landlord wants to evict me because of discrimination prohibited by District of Columbia and/or federal law. The discrimination is (state what it is):

\_\_\_\_\_  
\_\_\_\_\_.

- ☐ 4. My landlord wants to evict me because (check only those that apply):
- ☐ (a) I complained about problems in my residence to the landlord.
  - ☐ (b) I complained about problems in my residence to a government agency or a housing inspector.
  - ☐ (c) I am helping or organizing other tenants to improve the conditions in their residences and/or the building complex.
  - ☐ (d) other (specify): \_\_\_\_\_.
- ☐ 5. I do not know (check only those that apply):
- ☐ (a) if the Plaintiff owns the property in which I reside.
  - ☐ (b) if the Plaintiff has the authority to act on behalf of the property owner.
- ☐ 6. My landlord did not provide me with a copy of the Complaint correctly because (check only those that apply):
- ☐ (a) I never received a copy of the Complaint.
  - ☐ (b) it was handed to a person under 16 years old.
  - ☐ (c) it was handed to a person who does not reside on or is not in possession of the premises sought to be recovered.
  - ☐ (d) it was delivered directly by my landlord (instead of having someone else deliver it).
  - ☐ (e) my landlord mailed me a copy, but did not put a copy on my door.
  - ☐ (f) my landlord put a copy on my door, but did not mail me a copy.
  - ☐ (g) other (specify): \_\_\_\_\_.
- ☐ 7. State any other reason(s) why your landlord cannot evict you: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

REQUIRED TO CHECK AND COMPLETE ONE (AND ONLY ONE):

- ☐ I am requesting a judge decide my case.

I have read my Answer and declare under penalty of perjury that all the foregoing information is true and accurate to the best of my knowledge and belief.

\_\_\_\_\_  
Defendant/Tenant

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone Number

☐ I am requesting a jury decide my case. Make sure you understand the consequences of filing a jury demand before checking this box. There is a \$75 fee unless waived.

I have read my Answer and declare under penalty of perjury that all the foregoing information is true and accurate to the best of my knowledge and belief.

\_\_\_\_\_  
Defendant/Tenant

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone Number

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

#### CERTIFICATE OF SERVICE

REQUIRED: I hereby certify that a copy of this Answer was

(check one) ☐ hand-delivered ☐ mailed to

Plaintiff/Landlord or Plaintiff/Landlord's Lawyer on the following date:

\_\_\_\_\_, 20\_\_\_\_ at the following address: \_\_\_\_\_

\_\_\_\_\_.

\_\_\_\_\_  
Signature of person who hand-delivered or mailed a copy of the Answer