

**DISTRICT OF COLUMBIA  
OFFICE OF ADMINISTRATIVE HEARINGS**

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HARRY GURAL

Tenant/Petitioner,

v.

EQUITY RESIDENTIAL/ SMITH PROPERTY  
HOLDINGS VANNESS LP,  
Housing Provider/Respondent.

Case No.: 2016-DHCD-TP 30,855

*In re:* 3003 Van Ness Street, NW  
S-707

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**TRANSMITTAL OF EXHIBIT LIST AND EXHIBITS**

Attached you will find a copy of the following document(s):

- An updated version of the Exhibit List.
- Instructions on how to access both parties' exhibits via Box.

## **Certificate of Service:**

### **By First-Class Mail (Postage Prepaid) and Email:**

Harry Gural  
3003 Van Ness Street, NW, Apt. S-707  
Washington, DC 20008  
Email: [harrygural@gmail.com](mailto:harrygural@gmail.com)

Natasha N. Mishra, Esq.  
Spencer B. Ritchie, Esq.  
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Email: [rwl@gdllaw.com](mailto:rwl@gdllaw.com)

Equity Residential/ Smith Property Holdings VanNess LP  
3003 Van Ness Street, NW  
Washington, DC 20008

I hereby certify that on January 25, 2024 this document was caused to be served upon the parties listed on this page at the addresses listed and by the means stated.

         C. Draughn /S/           
Clerk / Deputy Clerk

**DISTRICT OF COLUMBIA  
OFFICE OF ADMINISTRATIVE HEARINGS**

**EXHIBIT LIST**

HARRY GURAL  
Tenant/Petitioner,

v.

EQUITY RESIDENTIAL/ SMITH PROPERTY  
HOLDINGS VANNESS LP,  
Housing Provider/Respondent.

Case No.: 2016-DHCD-TP 30,855

*In re:* 3003 Van Ness Street, NW  
S-707

EX #	NEW EX #	ITEMIZED DESCRIPTION	
		<b>TENANT/PETITIONER EXHIBITS</b>	
100		Other: Tenant Petition/Complaint, TP 30,855, Harry Gural vs. Equity Residential (Aug. 30, 2016)	
101		Other: Decision and Order, DC Rental Housing Commission, Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP, RH-TP-16- 30,855 (Feb. 18, 2020)	
102		Other: Decision and Order, District of Columbia Rental Housing Commission, Gabriel Fineman vs. Smith Property Holdings Van Ness LP, RH-TP-16- 30,842 (Jan. 18, 2018)	
103		Other: Final Order, DC Superior Court, District of Columbia vs. Equity Residential Management, 2017-CA- 008334-B (Oct. 8, 2021)	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
104		Other:Judgement and Order on Remedies, DC Superior Court, District of Columbia vs. Equity Residential Management, 2017-CA-008334-B (Oct. 8, 2021)	
105		Other:Order Denying Housing Provider's Motion for Summary Judgment, Judge Colleen Currie, Office of Administrative Hearings, Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP, 2016-DHCD-TP-30,855 (May 2, 2023)	

105		Other:TransUnion: Build your credit with Equity Residential flyer	
106		Other:Order Denying in Part and Granting in Part Tenant/Petitioner's Motion for Discovery, Judge Colleen Currie, Office of Administrative Hearings, Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP, 2016-DHCD-TP-30,855 (Oct.	
107		Other:Tenant Opposition to Housing Provider's Motion for Summary Judgment, Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP, 2016- DHCD-TP-30,855 (Nov. 4, 2016)	
108		Other:Tenant's Motion for Summary Judgment, Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP, 2016-DHCD-TP-30,855 (March 3, 2017)	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
109		Other: Tenant's Post-Hearing Brief and Closing Arguments (on Retaliation), Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP, 2016-DHCD- TP-30,855 (July 29, 2017)	
111		Other: Brief of Appellant/Tenant to the DC Rental Housing Commission, Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP, RH-TP-16-30,855 (March 4, 2019)	
112		Other: Verified Complaint for Possession of Real Property, Equity Residential v Harry Gural, Landlord and Tenant Branch of DC Superior Court, case LTB- 2016-10863 (Apr. 25, 2016)	
113		Other: Protective Order Information Sheet, Equity Residential v Harry Gural, Landlord and Tenant Branch of DC Superior Court, case LTB- 2016-10863, Judge John Campbell (May 19, 2016)	
114		Other: Equity Residential motion to Vacate Drayton stay, Equity Residential v Harry Gural, Landlord and Tenant Branch of DC Superior Court, case LTB- 2016-10863 (Aug. 23, 2016)	
115		Other: Court docket and account – Equity Residential vs. Harry Gural, Landlord and Tenant Branch of DC Superior Court	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
116		Other:Account statement, \$49,319.92, www.MyEquityApartments.com for Harry Gural (Dec. 14, 2023)	
117		Other:Lease for Apt. S-707, Apr. 1, 2014 to March 31, 2015 (March 2, 2014)	
118		Other:Unsigned lease for Apt. S-707, Apr. 1, 2015 to March 31, 2016 (Feb. 17, 2015)	
119		Other:Affidavit by Harry Gural of actions taken that are protected from retaliation under the Rental Housing Act (May 15, 2017)	
120		Other:Affidavit by Avis Duvall (Oct. 21, 2016)	
121		Other:Wells Fargo checking account statement, Harry Gural (Jan. 28, 2015)	
122		Other:Wells Fargo checking account statement, Harry Gural (Feb. 26, 2015)	
123		Other:Wells Fargo checking account statement, Harry Gural (Jan. 28, 2016)	
124		Other:Wells Fargo checking account statement, Harry Gural (Feb. 25, 2016)	
125		Other:Certificate of Notice to RAD of Adjustments in Rent Charged, Smith Property Holdings Van Ness LP, 3003 Van Ness (Jan. 15, 2015)	
126		Other:Certificate of Notice to RAD of Adjustments in Rent Charged, Smith Property Holdings Van Ness LP, 3003 Van Ness (Jan. 15, 2016)	
127		Other:Housing Provider's Notice to Tenant of Adjustment in Rent Charged, Equity Residential to Harry Gural (Jan. 1, 2015)	
128		Other:Housing Provider's Notice to Tenant of Adjustment in Rent Charged, Equity Residential to Harry Gural (Jan. 1, 2016)	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
129		Other:Housing Provider's Notice to Tenant of Adjustment in Rent Charged, falsified rents, 20 residents of 3003 (names redacted)	<b>EXCLUDED BY STIPULATION</b>
130		Other:Pricing for apartments at 3003 Van Ness, downloaded from Equity Residential website <a href="https://www.equityapartments.com/washington-dc/van-ness/3003-van-ness-apartments">https://www.equityapartments.com/washington-dc/van-ness/3003-van-ness-apartments</a> (May 19, 2016)	
131		Other:Apartment directly across the hall from the Tenant's apartment, identical layout, refurbished	
132		Other:Email from Harry Gural to Equity Residential Leasing Agent Merci Kearney (March 17, 2014)	
133		Other:Email from Equity Residential Leasing Agent Merci Kearney to Harry Gural (March 17, 2014)	
134		Other:Email from Harry Gural to Equity Residential Leasing Agent Merci Kearney (March 17, 2014)	
135		Other:Email from Equity Residential Leasing Agent Merci Kearney to Harry Gural (March 18, 2014)	
136		Other:Email from Harry Gural to Equity Residential General Manager Avis Duvall, Regional Manager Jesse Jennell and Leasing Agent Merci Kearney regarding the 2015 rent increase on his apartment. (Jan. 1, 2015)	
137		Other:First email from Equity Residential Leasing Agent Merci Kearney to Harry Gural, copied to Avis Duvall and Jesse Jennell (Feb. 9, 2015)	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
138		Other:Second email from Equity Residential Leasing Agent Merci Kearney to Harry Gural, copied to Avis Duvall and Jesse Jennell (Feb. 9, 2015)	
139		Other:Email from Harry Gural to Equity Residential General Manager Avis Duvall regarding the 2016 rent increase on his apartment (March 15, 2016)	
140		Other:Email from Harry Gural to Equity Residential General Manager Avis Duvall regarding the 2016 rent increase on his apartment (March 30, 2016)	
141		Other:Email from Equity Residential General Manager Avis Duvall to Harry Gural regarding the 2016 rent increase on his apartment (Apr. 1, 2016)	
142		Other:Another email from Equity Residential General Manager Avis Duvall to Harry Gural regarding the 2016 rent increase on his apartment (Apr. 1, 2016)	
143		Other:Email from Harry Gural to Equity Residential General Manager Avis Duvall stating that Equity cannot force him to sign a lease (Apr. 1, 2016)	
144		Other:First email from Equity Residential General Manager Avis Duvall to Harry Gural regarding his last lease (May 3, 2016)	
145		Other:Second email from Equity Residential General Manager Avis Duvall to Harry Gural regarding his last lease (May 3, 2016)	
146		Other:Email from Equity Residential General Manager Avis Duvall to Harry Gural attaching his lease for the period covering April 2014 to March 2015 (May 6, 2016)	



EX #	NEW EX #	ITEMIZED DESCRIPTION	
147		Other:Email from Equity Residential General Manager Avis Duvall to Harry Gural regarding 2016 rent increase on his apartment (May 13, 2016)	
148		Other:Email from David Wilson, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 22, 2017)	<b>EXCLUDED BY STIPULATION</b>
149		Other:Email from Calvin Lee, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 17, 2017)	
150		Other:Email from Arai Monteforte, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 15, 2017)	
151		Other:Email from Daisy Chung, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 15, 2017)	<b>EXCLUDED BY STIPULATION</b>
152		Other:Email from Mary Jane Maxwell, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 16, 2017)	<b>EXCLUDED BY STIPULATION</b>
153		Other:Email from Katie and Nick Pettet, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 23, 2017)	<b>EXCLUDED BY STIPULATION</b>
154		Other:Email from Dee Fosherari, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 23, 2017)	<b>EXCLUDED BY STIPULATION</b>

EX #	NEW EX #	ITEMIZED DESCRIPTION	
155		Other:Email from Sarah Pleznac, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 17, 2017)	
156		Other:Email from Shirley Adelstein, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 16, 2017)	<b>EXCLUDED BY STIPULATION</b>
157		Other:Email from Ben Serinsky, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 17, 2017)	<b>EXCLUDED BY STIPULATION</b>
158		Other:Email from Amelia Finch, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 17, 2017)	<b>EXCLUDED BY STIPULATION</b>
159		Other:Email from Equity Residential Regional Manager Jesse Jennell to Harry Gural regarding rent increase for Charlie and Amelia Finch (May 12, 2015)	
160		Other:Email from Equity Residential Regional Manager Jesse Jennel to Harry Gural regarding rent increase for Chary Annaberdiev (Oct. 1, 2015)	
161		Other:Email from Equity Residential General Manager Avis Duvall to Harry Gural regarding rent increase for Pat Remick (Oct. 1, 2015)	
162		Other:Email from Equity Residential General Manager Avis Duvall to Harry Gural regarding rent increase to Chary Annaberdiev (Oct. 2, 2015)	
163		Other:Email from Equity Residential Regional Manager Jesse Jennell to Charlie Finch and copied to Harry Gural regarding rent for Charlie and Amelia Finch (May 13, 2016)	
EX #	NEW EX #	ITEMIZED DESCRIPTION	

164		Other:Email from Equity Residential Regional Manager Jesse Jennell to Harry Gural regarding rent increase for Charlie and Amelia Finch (May 13, 2016)	
165		Other:Email from Equity Residential Regional Manager Jesse Jennell to Harry Gural regarding rent increase for Justin and Emma Pennisi (May 13, 2016)	
166		Other:Tenant Request to Housing Provider for Production of Documents, Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP, 2016-DHCD- TP-30,855 (Dec. 4, 2023)	
167		Other:The final exhibit will be added when it is delivered by the Housing	
168	600	Email from Harry Gural to Avis DuVall, "Violation of DC Rent Control Law," (May 2, 2016) <i>Respondent #000835</i>	
169	601	Email from Harry Gural to Avis DuVall and Jesse Jennell, "Equity Residential – widespread practice of illegal rent increases – falsified document attached," (March 13, 2016) <i>Respondent #004980</i>	
170	602	Email from Avis Duvall to Jesse Jennell, "Fwd: Equity Residential – widespread practice of illegal rent increases – falsified document attached," (March 15, 2016) <i>Respondent #005011</i>	
171	603	Email from Harry Gural to Marco Cruz, "Re: Balance Due Notification – 3003 Van Ness," (May 12, 2016) <i>Respondent #000840</i>	
172	604	Email from Harry Gural to Avis Duvall, "Court Case," (May 20, 2016) <i>Respondent #005361</i>	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
173	605	Email from Avis Duvall to Jesse Jennell, "Fwd: Court Case," (May 20, 2016) <i>Respondent #002433</i>	
174	606	Email from Councilmember Mary Cheh to Harry Gural, Johanna Shreve, and DC Council member offices, "Re: Lease renewal 3003 Van Ness #W1011," (May 22, 2016) <i>Respondent #002434</i>	
175	607	Email from Avis Duvall to Matt Ing, cc: Jesse Jennell and Frances Nolan, "Re: Negative Review Alert – 3003 Van Ness Apartments – Yelp," (May 23, 2016) <i>Respondent #002437</i>	
176	608	Email from Marco Cruz to Harry Gural, cc: Avis Duvall, "Re: Mistake on charge to my account," (June 8, 2016) <i>Respondent #000945</i>	
177	609	Formal letter from Avis Duvall to Harry Gural regarding rent increase (Jan. 15, 2016) <i>Respondent #005181</i>	
178	610	Email from Harry Gural to Avis DuVall, "Perjury," (July 12, 2016) <i>Respondent #005991</i>	
179	611	Email from Avis DuVall to Jesse Jennell, "Fwd: Perjury," (July 13, 2016) <i>Respondent #002892</i>	
180	612	Email from Harry Gural to Avis DuVall, Jesse Jennell and Marco Cruz, "Fw: Illegal rent increases by Equity Residential – 3003 Van Ness W1011," (June 19, 2016), <i>Respondent # 002493</i>	
181	613	Email from Avis DuVall to Jesse Jennell, "Fwd: Rent Payment," (Oct. 13, 2015), <i>Respondent #001929</i>	
182	614	Email from Jesse Jennell to undisclosed recipients, "Van Ness Harry Gural Response," (Sept. 30, 2015), <i>Respondent #001875</i>	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
183	615	Email from Jesse Jennell to Avis Duvall, "Re: Fwd: 3003 Van Ness W404 Rent Increase Notice," (Sept. 22, 2015), <i>Respondent #001825</i>	
184	616	Email from Joel Cohn to Harry Gural, Avis Duvall, Jesse Jennell, Johanna Shreve, and DC Council staff, "RE: 3003 Van Ness W404 Rent Increase Notice," (Sept. 22, 2015) <i>Respondent #003879</i>	
185	617	Email from Harry Gural to Jesse Jennell, cc: Avis Duvall and city officials, "Re: Another illegal rent increase by Equity Residential – the case of Chary Annaberdiev," (Sept. 30, 2015), <i>Respondent #003995</i>	
186	618	Email from Harry Gural to Avis Duvall, cc: Jesse Jennell, James Purnell and city officials, "Re: Another illegal rent increase by Equity Residential – the case of Chary Annaberdiev," (Oct. 1, 2015) <i>Respondent #004020</i>	
187	619	Email from Harry Gural to Avis Duvall, James Purnell and Jesse Jennell, "Re: Another illegal rent increase by Equity Residential – the case of Chary Annaberdiev," (Oct. 1, 2015) <i>Respondent #004015</i>	
188	620	Email from Harry Gural to Jesse Jennell, cc: Avis Duvall, James Purnell, Chary Annaberdiev and city officials, "Re: Another illegal rent increase by Equity Residential – the case of Chary Annaberdiev," (Oct. 6, 2015) <i>Respondent #001921</i>	
189	621	Email from Harry Gural to Avis Duvall, cc: Chary Annaberdiev, Johanna Shreve, and city officials, "Re: Rent Payment," (Oct. 13, 2015) <i>Respondent #004110</i>	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
190	622	Email from Harry Gural to Avis Duvall and James Purnell, cc: Jesse Jennell, Chary Annaberdiev and city officials, "Re: Another illegal rent increase by Equity Residential – the case of Chary Annaberdiev," (Sept. 29, 2015) <i>Respondent #003963</i>	
191	623	Email from Harry Gural to Avis Duvall, cc: Gabe Fineman and city officials, "Re: Rent Increase W1131," (Oct. 20, 2015) <i>Respondent #004230</i>	
192	624	Email from Avis Duvall to Jesse Jennell, "Gabriel Fineman Letter to DC Office of the Tenant Advocate," (Oct. 13, 2015) <i>Respondent #001959</i>	
193	625	Letter from Gabriel Fineman to Smith Property Holdings Van Ness LP, "RE: Notice to Tenants of Adjustment in Rent Charged unit W-1131," <i>Respondent #001962</i>	<b>EXCLUDED</b>
194	626	Letter from Councilmember Mary Cheh to Joel Cohn of the Office of the Tenant Advocate and Harry Gural, cc: Avis Duvall, Gabe Fineman, Johanna Page 3 Shreve (OTA), DC Council staff and others, "Re: Rent Increase W1131," (Oct. 21, 2015) <i>Respondent #004261</i>	
195	627	Email from Harry Gural to Avis Duvall, Jesse Jennell, Marco Cruz and James Purnell, cc: senior members of the Bowser administration and the DC Council, "Fwd: Re: Lease renewal 3003 van ness #W1011," (May 18, 2016) <i>Respondent #000893</i>	
196	628	Email from Harry Gural to Avis Duvall, Jesse Jennell and Marco Cruz, cc: DC Councilmembers and senior city officials; "Fw: Illegal rent increases by Equity Residential – 3003 Van Ness W1011," (June 19, 2016) <i>Respondent #000983</i>	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
197	629	Email from Avis Duvall to Jesse Jennell, "Re: Charlie & Amelia Finch," (May 20, 2016, 7:50 am) <i>Respondent #002402</i>	
198	630	Email from Avis Duvall to Jesse Jennell, "Re: Charlie and Amelia Finch," (May 20, 2016, 10:13 am) <i>Respondent #000906</i>	
199	631	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Charlie Finch and Amelia Griffith, (April 20, 2016) <i>Respondent # 000892</i>	<b>EXCLUDED</b>
200	632	Email from Harry Gural to Avis Duvall and Julie Jackson, cc: DC Council staffs and senior Bowser administration officials, "Fwd: W-226 Rent Follow Up," (Aug. 9, 2016) <i>Respondent #002899</i>	
201	633	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Emma Rehard and Justin Pennisi, (June 20, 2016) <i>Respondent #002902</i>	
202	634	Email from Harry Gural to Avis Duvall, Jesse Jennell and James Purnell, cc: Councilmember Mary Cheh, OTA Director Johanna Shreve, staff of DC Councilmembers, "Illegal rent demanded of Pat Remick in W-705 of 3003 Van Ness," (Sept. 30, 2015) <i>Respondent 001878</i>	
203	635	Email from Harry Gural to Avis Duvall, Charlie Finch and Amelia Finch, "Re: Rent for Charlie and Amelia Finch," (May 12, 2015) <i>Respondent #001758</i>	
204	636	Email from Harry Gural to Avis Duvall, Jesse Jennell and James Purnell, cc: Ben Serinsky, Samantha Hassard, Councilmember Mary Cheh, Shirley Adelstein, (Sept. 22, 2015) <i>Respondent #001809</i>	
205	637	Email from Avis Duvall to Jesse Jennell, "Fwd: 3003 Van Ness W404 Rent Increase Notice," (Sept. 23, 2015) <i>Respondent #001841</i>	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
206	638	Email from James Purnell to Samantha Hassard and Ben Serinsky, "Thank Again for Making 3003 Van Ness Home," (Sept. 15, 2015) Respondent #003902	
207	639	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP to Benjamin Serinsky and Samantha Hassard, (Sept. 18, 2015) Respondent #003903	<b>EXCLUDED</b>
208	640	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to resident Monika Hinterman, Apt. W-621, (Dec. 17, 2015) Respondent #004560	<b>EXCLUDED</b>
209	641	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Edward Sair, Apt. W-931, (Dec 17, 2015) Respondent #004570	<b>EXCLUDED</b>
210	642	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Leon Lewis, Apt. S-409, (Jan. 1, 2015) Respondent #004664	<b>EXCLUDED</b>
211	643	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Sarah Murran, Apt. S-810, (Jan. 1, 2016) Respondent #004682	<b>EXCLUDED</b>
212	644	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Thomas McGinty, Apt. S-202, (Jan. 15, 2016) Respondent #004692	<b>EXCLUDED</b>



EX #	NEW EX #	ITEMIZED DESCRIPTION	
213	645	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Luzelenia Casanova, Apt. W-622, (Jan. 15, 2016) <i>Respondent #004710</i>	<b>EXCLUDED</b>
214	646	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Neary Ung, Apt. S-0109, (Dec. 17, 2015) <i>Respondent #000584</i>	<b>EXCLUDED</b>
215	647	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Mary Jane Maxwell, Apt. W-104, (Dec. 17, 2015) <i>Respondent #00604</i>	<b>EXCLUDED</b>
216	648	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to David Hendin, Apt. W-318, (Dec. 17, 2015) <i>Respondent #00614</i>	<b>EXCLUDED</b>
217	649	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Moshe Elmaleh, Apt. W-405, (Dec. 17, 2015) <i>Respondent #00618</i>	<b>EXCLUDED</b>
218	650	Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Marie Brodeur, Apt. W-604, (Jan. 15, 2015) <i>Respondent #003050</i>	<b>EXCLUDED</b>
219	651	Change in Rents Charged Worksheet, Equity Residential for 3003 Van Ness, (Apr. 1, 2016 to Apr. 30, 2016) <i>Respondent #000640-000644</i>	
220	652	Change in Rents Charged Worksheet, Equity Residential for 3003 Van Ness, (Apr. 1, 2016 to Apr. 30, 2015) <i>Respondent #003080-003084</i>	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
221	653	Email from Harry Gural to Avis Duvall, cc: Office of the Tenant Advocate, John Falcicchio, and DC Council staff; "Equity's rental practices are illegal – please feel free to sue me," (Apr. 1, 2016) <i>Respondent #000757</i>	
222	654	Email from Harry Gural to Avis Duvall, cc: Jesse Jennel, Marco Cruz, CM Mary Cheh, Johanna Shreve, Joel Cohn, John Falcicchio, and DC Council staff; "Equity's rental practices are illegal – please feel free to sue me," (Apr. 1, 2016) <i>Respondent #000835</i>	
223	655	Letter from Greenstein, DeLorme and Luchs to Harry Gural, "Notice of Landlord's Reservation of Rights," (Apr. 25, 2016), <i>Respondent #005177</i>	
224	656	3003 Van Ness Statement for Harry Gural, (Feb. 1, 2013 to Aug. 6, 2016), <i>Respondent #000279</i>	
225	657	Equity Residential internal log for Harry Gural, (Apr. 27, 2011 to Aug. 31, 2016), <i>Respondent #000325</i>	
226	658	Email from Harry Gural to Avis Duvall, "Rent Increase," (Feb. 8, 2015), <i>Respondent #001723</i>	
227	659	Email from Marco Cruz to Jesse Jennell, "Harry Gural S 707," (June 4, 2015), <i>Respondent #001779</i>	
228	660	Email from Jesse Jennell to Marco Cruz, "Re: Harry Gural S 707," (June 4, 2015), <i>Respondent #003603</i>	
229	661	Email from Marco Cruz to Jesse Jennell, "Re: Harry Gural S 707," (June 4, 2015), <i>Respondent #003605</i>	
230	662	Email from Jesse Jennell to Marco Cruz, "Re: Harry Gural S 707," (June 4, 2015), <i>Respondent #000203</i>	
231	663	Email from Harry Gural to Marco Cruz, cc: Jesse Jennel and Avis Duvall (Dec. 10, 2015) <i>Respondent #004461</i>	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
		<b>HOUSING PROVIDER/RESPONDENT EXHIBITS</b>	
200		Lease for Unit S-707	
201		Ledger for Unit S-707	
202		April 1, 2016 email from Avis Duvall to Harry Gural	
203		April 1, 2016 email from Harry Gural to Avis Duvall	
204		May 13, 2016 email from Jesse Jennell to Harry Gural	
205		Answer to Housing Provider Motion for Summary Judgment and Tenant/Petitioner Motion for Voluntary Dismissal Under OAH Rule 2817.1, Gural v. Smith Property Holdings Van Ness L.P., TP 30,818 (OAH July 27, 2016)	
206		Final Order Dismissing Tenant Petition and Denying Respondent's Motion for Summary Judgment as Moot, Gural v. Smith Property Holdings Van Ness L.P., TP 30,818 (OAH July 27, 2016).	
207		Plaintiff Equity Residential Management, LLC's Motion to Vacate the Drayton Stay, Equity Residential Management, LLC v. Gural, 2016 LTB 10863, filed August 23, 2016.	
208		Final order on Liability for District of Columbia v. Equity Residential Management, L.L.C., et al, 2017 CA 008334 B, filed April 23, 2021.	
209		Final order on Remedies for District of Columbia v. Equity Residential Management, L.L.C., et al, 2017 CA 008334 B, entered October 8, 2021.	
210		<a href="#"><u>Audio recordings of evidentiary hearing conducted in this litigation on 5-22-2017.</u></a>	

EX #	NEW EX #	ITEMIZED DESCRIPTION	
211		<u>Audio recordings of evidentiary hearing conducted in this litigation on 5-23-2017.</u>	
212		<u>Audio recordings of evidentiary hearing conducted on this litigation on 5-24- 2017.</u>	

**From:** [Draughn, Cherene \(OAH\)](#)  
**To:** [Harry Gural](#); [Natasha N. Mishra](#); [Spencer B. Ritchie](#); [Richard W. Luchs](#)  
**Bcc:** [Currie, M. Colleen \(OAH\)](#)  
**Subject:** 2016-DHCD-TP 30,855-00054 Gural, Harry vs. Equity Residential/ Smith Property Holdings  
**Date:** Thursday, January 25, 2024 4:43:07 PM  
**Attachments:** [image001.png](#)

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Good Afternoon,

The Office of Administrative Hearings has provided an electronic PDF version of both parties exhibits and a compiled exhibit list for OAH case 2016-DHCD-TP 30,855-00054 Gural, Harry vs. Equity Residential/ Smith Property Holdings. You can access the electronic files by utilizing the D.C. Government Box account, please see the instructions below:

The files have been made available to you using a “Box” account. You should have received an email invitation from “Box”. Please accept the invitation and log in or create a new account. It is imperative that you access and download the file to your personal computer as soon as possible.

Please confirm successful download of the electronic files.

***Cherene Draughn***

Deputy Clerk of Court- Compensation/Rental Housing/DCPS/OSSE

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