

**DISTRICT OF COLUMBIA
Office of Administrative Hearings**

HARRY GURAL,	:	
	:	
Tenant/Petitioner,	:	Case No.: 2016 DHCD TP 30,855
	:	3003 Van Ness Street, N.W., Apt. S-707
v.	:	Chief Judge M. Colleen Currie
	:	Evidentiary Hearing: January 24, 2024
SMITH PROPERTY HOLDINGS VAN NESS	:	Witness and Exhibit List Deadline:
L.P.,	:	December 15, 2023.
	:	
Housing Provider/Respondent.	:	
	:	
	:	

HOUSING PROVIDER/RESPONDENT’S LIST OF WITNESSES AND DOCUMENTS¹

Pursuant to the Case Management Order issued in the above-captioned case, Housing Provider/Respondent (“Respondent”) submits the following list of witnesses it may call and documents (copies of which are attached hereto) it may introduce.

I. Witnesses

1. Avis Duvall²
2. Corporate representative of Housing Provider.
3. Harry Gural.
4. Any other resident of Mr. Gural’s Apartment.
5. Any witness identified on Mr. Gural’s witness list.

¹ Housing Provider previously filed a Witness and Exhibit List before the earlier deadlines set by this court, which were extended at the request of Mr. Gural on January 28, 2022.

² Ms. Duvall no longer works for Housing Provider. Housing Provider cannot guarantee Ms. Duvall’s attendance at the hearing.

Respondent reserves the right to add additional witnesses based on evidence or testimony presented by Tenant/Petitioner, or Petitioner's witness list, and to impeach or rebut witnesses called by Petitioner.

II. Documents

- Exhibit 200. Lease for Unit S-707
- Exhibit 201. Ledger for Unit S-707
- Exhibit 202. April 1, 2016 email from Avis Duvall to Harry Gural
- Exhibit 203. April 1, 2016 email from Harry Gural to Avis Duvall
- Exhibit 204. May 13, 2016 email from Jesse Jennell to Harry Gural
- Exhibit 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)
- Exhibit 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).
- Exhibit 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.
- Exhibit 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.
- Exhibit 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.
- Exhibit 210. Audio recordings of evidentiary hearing conducted in this litigation on 5-22-2017.
- Exhibit 211. Audio recordings of evidentiary hearing conducted in this litigation on 5-23-2017.

Exhibit 212. Audio recordings of evidentiary hearing conducted on this litigation on 5-24-2017.

Respondent reserves the right to introduce into evidence documents identified by Petitioner in his Witness and Exhibit list (if any) or which may be appropriate to respond to any testimony or evidence presented by Tenant/Petitioner.

Respectfully submitted,

GREENSTEIN DELORME & LUCHS, P.C.

/s/ Spencer B. Ritchie

Dated: December 5, 2023

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Attorneys for Respondent

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Housing Provider's List of Documents and Witnesses was served on December 5, 2023, by U.S. mail, postage prepaid and by email upon:

Harry Gural
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harrygural@gmail.com

/s/ Spencer B. Ritchie
Spencer B. Ritchie