



December 30, 2021

VIA PRIVATE PROCESS SERVER

Harry Gural
3003 Van Ness St, NW #S707
Washington, DC 20008

Re: NOTICE OF PAST DUE RENT

30-Day Notice to Quit for Non-Payment of Rent (Section 501(a)) under the lease agreement dated April 1, 2014 (“Lease”) for the premises located at 3003 Van Ness St, NW #S707, Washington, D.C. 20008 (the “Premises”)

Our File Number: 115608.00101

Dear Tenant(s),

This Firm and I represent your landlord, Equity Residential Management, L.L.C., as agent for the Owner d/b/a 3003 Van Ness (“Landlord/Housing Provider”). This Notice is being sent to you pursuant to D.C. Code §42-3505.01(a), (b-1)(2) and (q-1)(2) of the Rental Housing Act of 1985, D.C. Law 6-10. You are hereby notified that you do not have to vacate the rental unit until and unless a court orders you to do so. You are also notified that you have the right to dispute the Landlord’s allegations through the court process and remain in the rental unit until the court reaches a decision on the matter.

You may contact the Office of the Tenant Advocate by calling (202) 719-6560 and/or the Tenant Legal Assistance Network by calling (202)780-2575. Both of these resources may provide or refer you to free legal services for tenants facing eviction.

This is a notice of past due rent. The total amount of the rent owed is \$30979. Your current monthly rent is \$2383. A ledger showing the dates of rent charges and payments for the period of delinquency is attached. **You have the right to remain in the rental unit** if the total balance of the unpaid rent is paid in full or if you are current on a rent payment plan.

You may qualify for Emergency Rental Program Assistance (ERAP) if your household’s annual income is equal to or less than the amounts shown below:

People in Household	Maximum Income	People in Household	Maximum Income
1	\$57,650	5	\$88,900
2	\$65,850	6	\$95,500
3	\$74,100	7	\$102,100
4	\$82,300	8	\$108,650

Only you or your authorized agent may apply for ERAP. To learn more about the program and apply for assistance, please visit <https://erap.dhs.dc.gov>.

3003 Van Ness has the right to file a case in court seeking your eviction, without further notice, if you do not pay the total balance of unpaid rent in full or you miss payments under a rent payment plan totaling at least \$600 or two months of rent, whichever is greater.

If 3003 Van Ness files in court, your next notice will be a summons to appear in court. You have the right to defend yourself in court, including filling out the attached declaration of financial hardship. This declaration should be submitted to the court if you receive a summons.

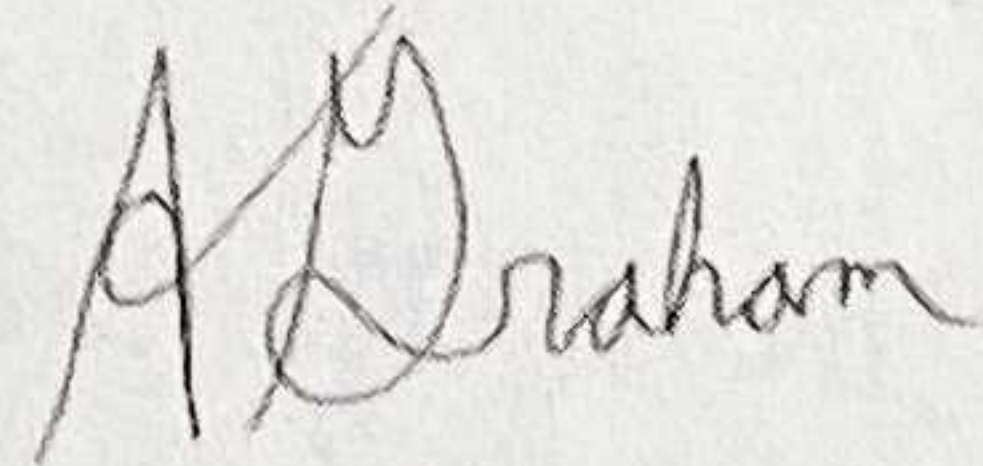
Only a court can order your eviction. For further help or to seek free legal services, including help applying for rental assistance or preparing a payment plan, contact the Office of the Tenant Advocate at 202-719-6560 or the Landlord Tenant Legal Assistance Network at 202-780-2575.

Nothing herein shall be deemed to relieve you of your obligation to promptly pay all future rents due or prevent management from suing for possession based upon non-payment of rent. You are also notified that the rent for the premises is due in accordance with your lease, up to and including the date by which this Notice expires (60 days after service upon you) pursuant to the terms thereof. This notice shall not relieve you from any claims for any other breaches, which may arise out of the lease agreement. Payment by you or acceptance of rent by the owner or landlord shall not be construed as a waiver of the Landlord's right to enforce this Notice or enforce any other Notice that may have been issued or additional amounts that may be owed.

This property is registered with the Rental Accommodation and Conversion Division. The Housing Provider's Registration Number is 54002038.

Payment by you, or acceptance of rent by the owner/management after this notice will not waive this notice of your violation of the lease/tenancy unless you cure the violation noted above. If you have any questions about this notice, please contact the Rental Accommodations and Conversion Division at 202-442-9505.

Sincerely yours,



Alison H. Graham

cc: Equity Residential Management, L.L.C., as agent for the Owner d/b/a 3003 Van Ness
3003 Van Ness St, NW
Washington, DC 20008
(202) 244-3100