

Harry Gural  
3003 Van Ness Street, NW #S-707  
Washington, DC 20008

March 18, 2024

Ms. Frances Nolan  
Senior Vice President  
Equity Residential Corporation  
Two North Riverside Plaza, Suite 400  
Chicago, IL 60606

Dear Ms. Nolan,

I am writing to ask you to instruct Equity Residential's attorneys to file a motion in DC Superior Court, requesting that I be reimbursed the **\$27,474.00** that I have been forced to pay into escrow because of Equity's frivolous case against me. Equity continues to overcharge me despite the fact that it has lost three major cases in court on this issue.

Almost eight years ago, Equity Residential charged me a rent increase of \$362 per month (almost 20% of my previous rent), in gross violation of the rent stabilization provisions of DC rental housing law. I refused to pay this illegal rent increase or to agree to Equity's demand that I sign a lease with an incorrect, extremely high figure listed as the rent. Instead, I paid my rent in full, including the maximum legal rent increase, and have continued to do so every month.

In April 2016, Equity Residential filed a lawsuit against me in the Landlord and Tenant Branch of DC Superior Court, demanding that I pay an additional \$297 per month. Equity's attorney convinced the court to impose a protective order against me while the legal dispute was adjudicated in the Office of Administrative Hearings. Since that time, I have been forced to pay **\$27,474.00** out of pocket into escrow. (*See attached.*)

Over the past eight years, Equity Residential has continued to raise my rent illegally. The last rent increase, imposed in March 2023, was more than \$700 above the maximum legal rent increase. In addition, Equity has charged me thousands of dollars in supposed late fees. Equity Residential falsely claims that I now owe **\$51,306.42**. (*See attached.*)

In court, Equity Residential now has conceded that according to DC law, the maximum allowable annual rent increase on a unit in a rent stabilized building is 2% plus a measure of inflation, as set by the DC Rental Housing Commission. However, testifying under oath, Equity employees have said that they do not know the meaning of the word "rent." For many years, Equity Residential has demanded that its customers pay annual rent increases on falsely reported "rents" that sometimes exceed the actual rent by \$1,000 per month or more.

In the intervening eight years since Equity Residential started overcharging me, the company has lost three important court decisions that support my claim that the word "rent" refers to the

amount that one pays for the right to occupy a rental unit. In January 2018, the Rental Housing Commission decided against Equity in [Gabriel Fineman v. Smith Property Holdings Van Ness LP](#). In February 2020, the RHC decided against Equity Residential in [Harry Gural v. Equity Residential/Smith Property Holdings Van Ness LP](#). In October 2021, a Superior Court judge imposed a \$2 million penalty on Equity Residential for falsely reporting “rents” in [District of Columbia v. Equity Residential Management LLC](#).

Despite these three very strong court decisions against Equity Residential, your company continues to overcharge me by more than \$700 per month – **\$51,306.42** overall. And it continues to force me to pay \$297 per month out-of-pocket into escrow in your company’s frivolous case against me in DC Superior Court – **\$27,474.00** to date.

I have repeatedly asked Equity Residential’s attorney in this matter, Greenstein, DeLorme and Luchs, to join me in filing a motion in DC Superior Court to lift the protective order and to reimburse the **\$27,474.00** that I have been forced to pay into escrow. Many times over the past few years, the attorney has told me that your company refuses to do so. (*See attached.*)

I request that you, Senior Vice President of Equity Residential who has presided over the DC region, to instruct Equity Residential’s attorney to file a motion to lift the protective order and to return the entire **\$27,474.00** (plus steep transaction fees) to me. I further request that Equity Residential stop adding illegal rent increases and supposed “late fees” to my account.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Harry Gural', with a stylized, cursive script.

Harry Gural

Cc: Josh Luper, General Manager, 3003 Van Ness, Equity Residential  
Stacey Aguiar, Vice President of Property Management, Equity Residential

# ATTACHMENTS

Equity Residential statement to Harry Gural (3/18/2024)..... *Page 1*

Equity Residential Management vs. Harry Gural..... *Pages 2-17*

Correspondence regarding the protective order..... *Pages 18-32*



# My Statement

Balance  
**\$51,306.42**

You have a balance of \$51,306.42

[Make a Payment](#)

## Statement Detail

Activity	Description	Amount	Balance
<b>3/6/2024</b>			
Late Fee	Auto Late Fee	\$139.30	\$51,306.42
<b>3/1/2024</b>			
Monthly Reserved Parking	March Charge	\$185.00	\$51,167.12
Monthly Apartment Rent	March Charge	\$2,601.00	\$50,982.12
<b>2/29/2024</b>			
Check	#0000995433	-\$1,995.00	\$48,381.12
<b>2/6/2024</b>			
Late Fee	Auto Late Fee	\$139.30	\$50,376.12
<b>2/1/2024</b>			
Monthly Reserved	February Charge	\$185.00	\$50,236.82

### Office Hours

Mon: Close  
 Tue: 10:00 AM - 6:00 PM  
 Wed: 10:00 AM - 6:00 PM  
 Thu: 10:00 AM - 6:00 PM  
 Fri: 10:00 AM - 6:00 PM  
 Sat: 10:00 AM - 5:00 PM  
 Sun: Close

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

**EQUITY RESIDENTIAL MANAGEMENT, LLC VS. GURAL, §  
HARRY §  
§**

Location: **Landlord Tenant**  
Judicial Officer: **Landlord & Tenant, Judge**  
Filed on: **04/27/2016**

**Case Information**

File Date 04/27/2016

**Cause of Action**  
Non-Payment of Rent

**Description/Remedy**  
Action  
Non-Payment of Rent

Case Type: Landlord & Tenant - Residential  
Subtype: Non-Payment of Rent  
Case Status: **04/27/2016 Open**

**Assignment Information**

**Current Case Assignment**

Case Number 2016-LTB-010863  
Court Landlord Tenant  
Date Assigned 04/27/2016  
Judicial Officer Landlord & Tenant, Judge

**Party Information**

*Lead Attorneys*


**Plaintiff Equity Residential Management, LLC**  
3003 Van Ness St., N.W.  
WASHINGTON, DC 20008

**Greenberg, Joshua M Retained**  
202-452-1400(W)  
301-731-4601(H)  
GREENSTEIN DELORME & LUCHS PC  
801 17TH STRET NW, SUITE 1000  
WASHINGTON, DC 20006  
jmg@gdllaw.com


**Defendant Gural, Harry**  
3003 Van Ness Street, NW  
Apt. S707  
WASHINGTON, DC 20008

**Pro Se**  
202-713-6722(W)  
3003 Van Ness Street, NW  
Apt. S707  
WASHINGTON, DC 20008  
harrygural@gmail.com

**Events and Orders of the Court**

04/27/2016  Complaint for Non-Payment of Rent Filed  
*Complaint for Non-Payment of Rent Filed Receipt: 377598 Date: 04/27/2016*

04/27/2016  
Event Scheduled  
*Event Scheduled Event: Initial Hearing Date: 05/19/2016 Time: 9:00 am Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

05/10/2016  Aff of Service of Summons & Complaint by Personal Service  
*Affidavit of Service of Summons & Complaint by Personal Service Filed docketed 5-11-16 NA*

Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

05/13/2016



Praecipe Filed:  
Praecipe Filed:

05/19/2016 **Initial Hearing** (9:00 AM) (Judicial Officer: Campbell, John M)  
*Initial Hearing Held*

05/19/2016

Protective Order Granted Orally in Court by Judge.  
*Protective Order Granted Orally in Court by Judge Campbell. Defendant ordered to pay into the Court Registry the sum of \$297.00 by the 5th day of June and the sum of \$297.00 on the 5th day of each month thereafter during the pendency of this case. Protective Order information sheet provided to the tenant. Form 8 -Judge Sent on: 05/19/2016 10:47:12.49*

05/19/2016 Drayton Stay Entered  
*Drayton Stay Entered*

05/19/2016

Praecipe to Continue:  
*Consent Praecipe Entering a Drayton Stay Until 9/19/2016; Entering a Protective Order; and Continuing Case for a Further Initial Hearing on 9/19/2016 at 10:00 a.m., All Rights Reserved HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

05/19/2016

Event Resulted:  
*Event Resulted: The following event: Initial Hearing scheduled for 05/19/2016 at 9:00 am has been resulted as follows: Result: Initial Hearing Held; Consent Praecipe Entering a Drayton Stay Until 9/19/2016; Entering a Protective Order; Continuing for a Further Initial Hearing on 9/19/2016 at 10:00 a.m., All Rights Reserved filed and approved herein Judge: CAMPBELL, JOHN M Location: LandLord & Tenant Courtroom B-109*

05/19/2016

Event Scheduled  
*Event Scheduled Event: Further Initial Hearing Date: 09/19/2016 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

05/31/2016 Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed Receipt: 381096 Date: 05/31/2016*

06/24/2016 Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed Receipt: 384275 Date: 06/24/2016*

07/28/2016

Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 7/28/2016. HE Receipt: 388317 Date: 07/28/2016*

08/23/2016

Motion to Vacate:  
*Plaintiff Equity Residential Management, LLC's Motion to Vacate the Drayton Stay Filed 8/23/2016. HE Receipt: 391471 Date: 08/23/2016*

08/23/2016

Event Scheduled  
*Event Scheduled Event: Rule 13 Motions Hearing to Vacate Drayton Stay (Hand Delivered) Date: 09/01/2016 Time: 10:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

08/30/2016 Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed Receipt: 392071 Date: 08/30/2016*

08/30/2016

Motion to Strike Pleading Filed  
*Defendant'sd Harry Gural's Opposition and Motion to Strike Equity Residential's Motion to Vacate the Drayton Stay Filed HARRY GURAL (Defendant); Receipt: 392441 Date: 08/30/2016*

08/30/2016

Event Scheduled  
*Event Scheduled Event: Rule 13 Motions Hearing to Strike Equity Residential's Motion to Vacate the Drayton Stay (Mailed) Date: 09/13/2016 Time: 10:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

09/01/2016 **Rule 13 Motions Hearing (Hand Delivered)** (10:30 AM) (Judicial Officer: Johnson, John Ramsey)  
*Rule 13 Motion Hearing Held*

09/01/2016

Event Resulted:

*Event Resulted: The following event: Rule 13 Motions Hearing To Vacate Drayton Stay (Hand Delivered) scheduled for 09/01/2016 at 10:30 am has been resulted as follows: Result: Rule 13 Motion Hearing Held and DENIED. Case continued until 1/25/2017 at 9:30a.m. for Status Hearing. Drayton stay remains. Judge: JOHNSON, JOHN RAMSEY Location: Courtroom B-53 EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff); HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff); PRO SE (Attorney) on behalf of HARRY GURAL (Defendant)*

09/01/2016 Order Denying Motion Entered on the Docket

*Oral Order Denying Motion To Vacate Drayton Stay Entered on the Docket*

09/01/2016

Event Resulted:

*Event Resulted: The following event: Rule 13 Motions Hearing (Mailed) scheduled for 09/13/2016 at 10:30 am has been resulted as follows: Result: Event Cancelled Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

09/01/2016

Event Resulted:

*Event Resulted: The following event: Further Initial Hearing scheduled for 09/19/2016 at 10:00 am has been resulted as follows: Result: Event Cancelled Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

09/01/2016

Status Hearing

*Status Hearing Event: Status Hearing Date: 01/25/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

09/13/2016 **Rule 13 Motions Hearing (Mailed)** (10:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Event Cancelled*

09/19/2016 **Further Initial Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Event Cancelled*

09/28/2016

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 09/28/16 Receipt: 395703 Date: 09/28/2016*

10/28/2016

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 10/28/2016. HARRY GURAL (Defendant); Receipt: 399852 Date: 10/28/2016*

11/16/2016

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 11/16/2016. HE Receipt: 401930 Date: 11/16/2016*

12/14/2016

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 12/14/2016. HARRY GURAL (Defendant); Receipt: 405226 Date: 12/14/2016*

01/18/2017

Protective Order Assessment Paid and Docketed


*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 01/18/2017. HARRY GURAL (Defendant); Receipt: 409027 Date: 01/18/2017*

01/23/2017

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 01/25/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued until 04/07/2017 @ 9:30 a.m. by consent per praecipe filed 01/23/2017. Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

01/23/2017

 Praecipe to Continue:

*Praecipe to Continue the above matter until 04/07/2017 for a Status Hearing by consent. HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

01/23/2017  
Status Hearing  
*Status Hearing Event: Status Hearing Date: 04/07/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

01/25/2017 **Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

02/01/2017  
Event Resulted:  
*Event Resulted: The following event: Status Hearing scheduled for 04/07/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

02/01/2017  Notice Mailed  
*Notice Mailed Notice Of Hearing [L&T]] Sent on: 02/01/2017 10:45:33.25*

02/01/2017  
Status Hearing  
*Status Hearing Event: Status Hearing Date: 04/21/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*


02/23/2017  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed HARRY GURAL (Defendant); Receipt: 413650 Date: 02/23/2017*

03/13/2017  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 3/13/2017. HE Receipt: 416094 Date: 03/13/2017*

04/07/2017 **Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

04/12/2017  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 4/12/2017 Receipt: 419174 Date: 04/12/2017*

04/19/2017  
Event Resulted:  
*Event Resulted: The following event: Status Hearing scheduled for 04/21/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued by consent praecipe Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

04/19/2017   
Praecipe to Continue:  
*Consent Praecipe Continuing Status Conference to Thursday, June 22, 2017 at 9:30 a.m. HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

04/19/2017  
Status Hearing  
*Status Hearing Event: Status Hearing Date: 06/22/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

04/21/2017 **Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

05/24/2017  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 5/24/17. Receipt: 424067 Date: 05/24/2017*

06/21/2017  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00. Paid and Docketed on 6/21/17 HARRY GURAL (Defendant); Receipt: 427003 Date: 06/21/2017*

06/22/2017 **Status Hearing** (9:30 AM) (Judicial Officer: Von Kann, Curtis E)  
*Status Hearing Held*

06/22/2017  
Event Resulted:



Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

Event Resulted: The following event: Status Hearing scheduled for 06/22/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Held. Courtsmart. Courtroom B-53. No parties appeared. Status Hearing continued to 07/06/2017 at 9:30am. Notice to parties. Judge: VON KANN, CURTIS E Location: Courtroom B-53 Participant(s): Judge CURTIS E VON KANN on behalf of Judge LANDLORD & TENANT COURTROOM

06/22/2017



Notice Mailed

Notice Mailed Notice Of Hearing [L&T] Sent on: 06/22/2017 15:32:49.11

06/22/2017

Status Hearing

Status Hearing Event: Status Hearing Date: 07/06/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53

06/27/2017

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 07/06/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued. Per Praecipe Filed Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53

06/27/2017



Praecipe Filed:

Consent Praecipe to Continue Status Hearing Scheduled for July 6, 2017 at 9:30 am to August 29, 2017 at 9:30 am Filed JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)

06/27/2017

Status Hearing

Status Hearing Event: Status Hearing Date: 08/29/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53

07/06/2017

**Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

Status Hearing Continued

07/26/2017

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed HARRY GURAL (Defendant); Receipt: 431203 Date: 07/26/2017

08/22/2017

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 08/29/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued per Consent Praecipe Filed Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53

08/22/2017



Praecipe Filed:

Consent Praecipe Requesting Continuance Filed HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)

08/22/2017

Status Hearing

Status Hearing Event: Status Hearing per Consent Praecipe Filed Date: 09/29/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53

08/28/2017

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 8/28/17. HARRY GURAL (Defendant); Receipt: 435247 Date: 08/28/2017

08/29/2017

**Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

Status Hearing Continued

09/26/2017

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 09/29/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued to November 7, 2017 Judge: SATTERFIELD, LEE F Location: Courtroom B-53

09/26/2017



Praecipe Filed:

Consent Praecipe to Continue Status Hearing Scheduled for September 29, 2017 to November 7, 2017 at 9:30 AM Filed HARRY

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

*GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

09/26/2017

Status Hearing

*Status Hearing Event: Status Hearing Date: 11/07/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

09/28/2017

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00. Paid and Docketed on 9/28/17 HARRY GURAL (Defendant); Receipt: 438903 Date: 09/29/2017*

09/29/2017

**Status Hearing** (9:30 AM) (Judicial Officer: Satterfield, Lee F)

*Status Hearing Continued*

10/02/2017

pro se motion mailed by Clerk's Office


*Protective Order Receipt Mailed by Clerk's Office*

10/17/2017

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00. Paid and Docketed on 10/17/17 HARRY GURAL (Defendant) Receipt: 440932 Date: 10/17/2017*

11/01/2017

 Praeipce to Continue:

*Consent Praeipce Requesting Continuance Filed. HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

11/01/2017

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 11/07/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Not Held. Consent Praeipce filed to Continue Status Hearing to March 29, 2017 at 9:30a.m. Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

11/01/2017

Status Hearing

*Status Hearing Event: Status Hearing Date: 03/29/2018 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

11/07/2017

**Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Not Held*

11/24/2017

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$594.00. Paid and Docketed on 11/24/17 HARRY GURAL (Defendant) Receipt: 445927 Date: 11/24/2017*

01/10/2018

 Notice Mailed

*Notice Mailed Notice Of Hearing [L&T]] Sent on: 01/10/2018 10:16:49.13*

01/29/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297 Paid and Docketed on 1/29/18 HARRY GURAL (Defendant); Receipt: 453216 Date: 01/29/2018*

02/28/2018

Protective Order Assessment Paid and Docketed


*Protective Order Assessment in the Amount of \$297.00. Paid and Docketed on 2/28/18 HARRY GURAL (Defendant) Receipt: 457139 Date: 02/28/2018*

03/28/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 3/28/18. HARRY GURAL (Defendant); Receipt: 460404 Date: 03/28/2018*

03/28/2018

 Praeipce to Continue:

*Consent Praeipce Requesting Continuance HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY*

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

*RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

03/28/2018

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 03/29/2018 at 9:30 am has been resulted as follows: Result: Status Hearing Continued to 9/13/18 at 9:30 am per Consent Praeipe Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

03/28/2018

Status Hearing

*Status Hearing Event: Status Hearing Date: 09/13/2018 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

03/29/2018 **Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Continued*

04/26/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297 Paid and Docketed on 4/26/18 HARRY GURAL (Defendant); Receipt: 463727 Date: 04/26/2018*

05/31/2018

Protective Order Assessment Paid and Docketed


*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 5/31/2018. HARRY GURAL (Defendant); Receipt: 468106 Date: 05/31/2018*

06/26/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 06/26/2018 HARRY GURAL (Defendant); Receipt: 471261 Date: 06/26/2018*

07/12/2018

 Praeipe Substituting Counsel Filed

*Praeipe Substituting Appearance Filed DEBRA F LEEGE (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff); GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

07/26/2018

Protective Order Assessment Paid and Docketed


*Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed on 7/26/2018. HARRY GURAL (Defendant); Receipt: 475132 Date: 07/26/2018*

08/28/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00. Paid and Docketed on 8/28/18 HARRY GURAL (Defendant); Receipt: 479534 Date: 08/28/2018*

09/12/2018

 Praeipe to Continue:

*Consent Praeipe Requesting Continuance Filed HARRY GURAL (Defendant); ; PRO SE (Attorney) on behalf of HARRY GURAL (Defendant); GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

09/12/2018

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 09/13/2018 at 10:00 am has been resulted as follows: Result: Status Hearing Continued until January 10, 2019 at 10:30am by consent of parties SV Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

09/12/2018

 Notice Mailed

*Notice Mailed Notice Of Hearing [L&T]] Sent on: 09/12/2018 11:23:46.80*

09/12/2018

Status Hearing

*Status Hearing Event: Status Hearing Date: 01/10/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

09/13/2018 **Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Continued*

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

10/02/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 10/02/2018 HARRY GURAL (Defendant); Receipt: 483909 Date: 10/02/2018*

11/29/2018

Protective Order Assessment Paid and Docketed


*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 11/29/18 HARRY GURAL (Defendant); Receipt: 490740 Date: 11/29/2018*

11/29/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 11/29/18 HARRY GURAL (Defendant); Receipt: 490740 Date: 11/29/2018*

01/08/2019

 Praeipce to Continue:

*Consent Praeipce to Continue Status Hearing to 7/9/19 Filed submitted 01/08/2019 12:37. -MT HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

01/09/2019

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 01/10/2019 at 10:00 am has been resulted as follows: Result: Status Hearing Continued until July 9, 2019 by consent of parties Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

01/09/2019

Status Hearing

*Status Hearing Event: Status Hearing Date: 07/09/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

01/09/2019

 Praeipce Entering Attorney Appearance Filed

*[NO SIGNATURE] Praeipce Entering Attorney Appearance Filed submitted 01/09/2019 12:55. -MT Attorney: STEVENS, LINDY (888242180)*

01/09/2019

 Praeipce Entering Attorney Appearance Filed

*Praeipce Entering Attorney Appearance Filed. Submitted 01/09/2019 13:14-BL LINDY STEVENS (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

01/10/2019 **Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Continued*

01/10/2019

 Notice Mailed


*Notice Mailed Notice Of Hearing [L&T]) Sent on: 01/10/2019 08:16:27.35*

02/04/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$891 Paid and Docketed on 2/4/19. HARRY GURAL (Defendant); Receipt: 498483 Date: 02/04/2019*

05/07/2019

 Praeipce to Withdraw Appearance Filed

*Praeipce to Withdraw Appearance Filed submitted 05/07/2019 14:18 -MT LINDY STEVENS (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

06/13/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 6/13/2019. HARRY GURAL (Defendant); Receipt: 513549 Date: 06/13/2019*

06/25/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$ 297.00 Paid for July and Docketed on 6/25/2019 HARRY GURAL (Defendant);*

Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

Receipt: 514581 Date: 06/25/2019


06/25/2019

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$297.00 Paid for August and Docketed on 6/25/2019 HARRY GURAL (Defendant);

Receipt: 514582 Date: 06/25/2019

06/27/2019

 Praecepto to Continue:

Consent Praecepto Requesting to Continue: Submitted 06/27/2019 15:14. cy HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)

06/28/2019

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 07/09/2019 at 10:00 am has been resulted as follows: Result: Status Hearing Not Held Per Consent Praecepto filed 6/27/2019. cy Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

06/28/2019

Status Hearing

[SCHEDULED IN ERROR] Status Hearing Event: Status Hearing Date: 07/17/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

07/01/2019

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 07/17/2019 at 10:00 am has been resulted as follows: Result: Event Scheduled in Error Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

07/01/2019

Status Hearing

Status Hearing Event: Status Hearing Date: 09/17/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

07/01/2019



Notice Mailed

Notice Mailed Notice Of Hearing [L&T] Sent on: 07/01/2019 09:05:44.69

07/09/2019

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

Status Hearing Not Held

07/17/2019

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

Event Scheduled in Error

08/30/2019

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 08/30/2019. HARRY GURAL (Defendant); Receipt: 523098 Date: 08/30/2019

09/05/2019

 Praecepto to Continue:

Consent Praecepto to Continue Submitted 09/05/2019 10:11-MP GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)

09/05/2019

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 09/17/2019 at 10:00 am has been resulted as follows: Result: Event Cancelled Per Consent Praecepto to Continue Filed Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

09/05/2019

Status Hearing

Status Hearing Event: Status Hearing Date: 11/06/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

09/06/2019



Notice Mailed

Notice Mailed Notice Of Hearing [L&T] Sent on: 09/06/2019 08:34:31.64

09/17/2019

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

*Event Cancelled*

09/30/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 9/30/2019. HARRY GURAL (Defendant); Receipt: 526630 Date: 09/30/2019*

10/28/2019



Praecipe to Continue:

*Consent Praecipe Requesting to Continue: Submitted 10/28/2019 14:13. cy*

10/29/2019

Status Hearing

*Status Hearing Event: Status Hearing Date: 11/18/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

10/29/2019

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 11/06/2019 at 10:00 am has been resulted as follows: Result: Status Hearing Not Held Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

10/29/2019

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 11/18/2019 at 10:00 am has been resulted as follows: Result: Status Hearing Not Held Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

10/29/2019

Status Hearing

*Status Hearing Event: Status Hearing Date: 12/18/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

10/30/2019



Notice Mailed

*Notice Mailed Notice Of Hearing [L&T]] Sent on: 10/30/2019 08:27:13.37*

11/06/2019

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Not Held*

11/06/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 11/06/2019. HARRY GURAL (Defendant); Receipt: 531641 Date: 11/06/2019*

11/18/2019

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Not Held*

11/26/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$594.00 Paid and Docketed on 11/26/2019 HARRY GURAL (Defendant); Receipt: 534083 Date: 11/26/2019*

12/04/2019



Praecipe to Continue:

*Consent Praecipe Requesting Continuance Filed. Submitted 12/04/2019 14:04-ME HARRY GURAL (Defendant); ; GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

12/09/2019

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 12/18/2019 at 10:00 am has been resulted as follows: Result: Status Hearing Continued per Consent Praecipe Filed. Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

12/09/2019

Status Hearing

*Status Hearing Event: Status Hearing Date: 01/29/2020 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

12/10/2019



Notice Mailed

*Notice Mailed Notice Of Hearing [L&T]] Sent on: 12/10/2019 09:01:12.29*


**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

12/18/2019 **Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

01/21/2020

 Praecepto to Continue:  
*Consent Praecepto Requesting Continuance Filed. Submitted 01/21/2020 16:08-ME HARRY GURAL (Defendant); ; GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

01/23/2020

Event Resulted:  
*Event Resulted: The following event: Status Hearing scheduled for 01/29/2020 at 10:00 am has been resulted as follows: Result: Status Hearing Continued per consent praecipe filed Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

01/23/2020

Status Hearing  
*Status Hearing Event: Status Hearing Date: 04/15/2020 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

01/23/2020

 Notice Mailed  
*Notice Mailed Notice Of Hearing [L&T]] Sent on: 01/23/2020 09:05:06.79*

01/29/2020

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

03/09/2020

Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 03/09/2020. HARRY GURAL (Defendant); Receipt: 547913 Date: 03/09/2020*

03/09/2020

Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 03/09/2020. HARRY GURAL (Defendant); Receipt: 547914 Date: 03/09/2020*

03/20/2020

Status Hearing  
*Status Hearing Event: Status Hearing Date: 06/03/2020 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

03/20/2020

Event Resulted:  
*Event Resulted: The following event: Status Hearing scheduled for 04/15/2020 at 10:00 am has been resulted as follows: Result: Status Hearing Continued to 6/3/2020 at 10:00 am due to court closure. Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

03/23/2020

 Notice Mailed  
*Notice Mailed Notice Of Hearing [L&T]] Sent on: 03/23/2020 10:11:02.55*

04/15/2020

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

05/21/2020

Event Resulted:  
*Event Resulted: The following event: Status Hearing scheduled for 06/03/2020 at 10:00 am has been resulted as follows: Result: Event Cancelled due the current public health state of emergency. Case to be rescheduled at a later date. Notice mailed. JA Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

05/21/2020

Event Resulted:  
*Event Resulted: Event: Event Cancelled - Will Be Rescheduled Date: 05/01/2022 Time: 7:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

05/21/2020

Event Resulted:  
*Event Resulted: Event: Event Cancelled - Will Be Rescheduled Date: 05/01/2022 Time: 7:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

- 05/21/2020  Event Cancelled, Notice Sent  
*Event Cancelled, Notice Sent Cancellation Notice Sent on: 05/21/2020 10:44:58.52*
- 06/03/2020 **Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Event Cancelled*
- 07/16/2020  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$1188 Paid and Docketed on 7/16/2020 HARRY GURAL (Defendant); Receipt: 550714 Date: 07/16/2020 Receipt 550714 reversed by 550715 on 07/16/2020.*
- 07/20/2020  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 07/20/2020. HARRY GURAL (Defendant); Receipt: 550720 Date: 07/21/2020*
- 07/20/2020  Miscellaneous Docket  
*Receipt for Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 07/20/2020.*
- 10/14/2020  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 10/14/2020. HARRY GURAL (Defendant); Receipt: 550982 Date: 10/15/2020*
- 10/14/2020  Miscellaneous Docket  
*Receipt for Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 10/14/2020.*
- 10/25/2020   
Praeipce to Change Address  
*Praeipce to Change Address. Submitted 10/25/2020 22:43 AL JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*
- 10/25/2020   
Praeipce to Change Address  
*Praeipce to Change Address. Submitted 10/25/2020 22:46. AL JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*
- 11/25/2020  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$1000.00 Paid and Docketed on 11/25/2020 HARRY GURAL (Defendant); Receipt: 551156 Date: 11/25/2020*
- 11/25/2020  Miscellaneous Docket  
*Receipt for Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 11/25/2020*
- 12/15/2020  
Event Resulted:  
*Event Resulted: The following event: Event Cancelled - Will Be Rescheduled scheduled for 05/01/2022 at 7:00 am has been resulted as follows: Result: Event Cancelled Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*
- 02/04/2021  
Event Scheduled  
*Event Scheduled The following event: Event Cancelled - Will Be Rescheduled scheduled for 05/01/2022 at 7:00 am has been resulted as follows: Result: Future Event Scheduled Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*
- 02/04/2021  
Status Hearing  
*Status Hearing Event: Status Hearing Date: 04/01/2021 Time: 9:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*
- 02/05/2021  Notice Mailed  
*Notice Mailed Notice Of Remote Hearing [L&T]) Sent on: 02/05/2021 09:52:35.90*
- 03/22/2021



Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 3/22/21. HARRY GURAL (Defendant); Receipt: 551809 Date: 03/22/2021

03/22/2021



Miscellaneous Docket

Protective Order Receipt

03/25/2021



Praecipe to Continue:

Consent Praecipe to Continue. Submitted 03/25/2021 10:19. AL

03/25/2021

Status Hearing

Status Hearing Event: Status Hearing Date: 11/17/2021 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

03/25/2021

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 04/01/2021 at 9:00 am has been resulted as follows: Result: Event Cancelled Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

03/26/2021



Notice Mailed

Notice Mailed Notice Of Remote Hearing [L&T] Sent on: 03/26/2021 08:49:21.01

04/01/2021

**Status Hearing** (9:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

Event Cancelled

06/22/2021

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 06/22/2021. Receipt: 552398 Date: 06/22/2021

06/22/2021

Miscellaneous Docket

Receipt for Protective Order 61677110

08/17/2021

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 08/17/2021. KNE HARRY GURAL (Defendant); Receipt: 552800 Date: 08/17/2021

08/17/2021



Miscellaneous Docket

Receipt 62686868 For Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 08/17/2021. KNE HARRY GURAL (Defendant);

10/15/2021

Praecipe to Continue:

Consent Praecipe Requesting Continuance Filed. Submitted on 10/15/2021 13:11. sw Attorney: BOOTH, GWYNNE (996112)

10/25/2021

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 11/17/2021 at 10:00 am has been resulted as follows: Result: Status Hearing Continued Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

10/25/2021

Status Hearing

Status Hearing Event: Status Hearing Date: 07/29/2022 Time: 12:00 pm Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

10/26/2021



Notice Mailed

Notice Mailed Notice Of Remote Hearing [L&T] Sent on: 10/26/2021 12:48:53.61

11/02/2021

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$ 1,000.00 Paid and Docketed on 11/02/2021 Receipt: 553534 Date: 11/02/2021

11/02/2021



Miscellaneous Docket

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

*Protective Order Assessment in the Amount of \$ 1,000.00 Paid and Docketed on 11/02/2021 Receipt: 553534 Date: 11/02/2021*

11/17/2021 **Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

01/18/2022

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$1000.00 Paid and Docketed on 1/18/2022. AL HARRY GURAL (Defendant); Receipt: 554432 Date: 01/18/2022*

01/18/2022 Miscellaneous Docket

*Receipt for Protective Order Assessment in the Amount of \$1000.00 Paid and Docketed on 1/18/2022. AL*

05/01/2022 **Event Cancelled - Will Be Rescheduled** (7:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Event Cancelled*


05/01/2022 **Event Cancelled - Will Be Rescheduled** (7:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Future Event Scheduled*

06/22/2022

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 06/22/2022 HARRY GURAL (Defendant); Receipt: 558784 Date: 06/22/2022*

06/22/2022

 Miscellaneous Docket

*Receipt for Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 06/22/2022*

07/11/2022

 Praecepto to Continue:

*Praecepto to Continue Status Hearing Filed submitted 07/11/2022 16:22. lpw GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

07/11/2022

Status Hearing

*Status Hearing Event: Status Hearing Date: 12/14/2022 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

07/11/2022

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 07/29/2022 at 12:00 pm has been resulted as follows: Result: Status Hearing Continued Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

07/13/2022

 Notice Mailed

*Notice Mailed Notice Of Remote Hearing [L&T] Sent on: 07/13/2022 10:05:08.63*

07/26/2022

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 07/26/2022. KNE HARRY GURAL (Defendant); Receipt: 560041 Date: 07/26/2022*

07/26/2022

 Miscellaneous Docket

*Receipt For Protective Order ID 68555940 Assessment in the Amount of \$1,000.00 Paid and Docketed on 07/26/2022 HARRY GURAL (Defendant);*

07/29/2022 **Status Hearing** (12:00 PM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

10/14/2022 Court Ordered Escrow

*Court Ordered Escrow Receipt: 564138 Date: 10/14/2022*

10/14/2022

Protective Order Assessment Paid and Docketed

*(((ERROR)))Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 10/17/2022. LKG HARRY GURAL (Defendant); Receipt: 564251 Date: 10/17/2022 Receipt 564251 reversed by 564261 on 10/17/2022.*

10/17/2022







Miscellaneous Docket

Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

Receipt For Protective Order ID 69985272 Assessment in the Amount of \$1,000.00 Paid and Docketed on 10/17/2022 LKG. HARRY GURAL (Defendant);

- 12/12/2022  Notice to Court (Praecipe) Requesting Continuance  
Party: Defendant Gural, Harry
- 12/14/2022 **CANCELED Status Hearing** (10:00 AM) (Judicial Officer: Assigned Landlord and Tenant Courtroom, Judge)  
*Vacated*
- 02/21/2023 Protective Order Assessment Paid and Docketed  
*in the amount of \$1000.*  
Party: Defendant Gural, Harry
- 05/01/2023  Notice to Court (Praecipe) Requesting Continuance  
Party: Plaintiff Equity Residential Management, LLC;  
Primary Attorney Greenberg, Joshua M
- 05/17/2023  **CANCELED Remote Status Conference** (9:00 AM) (Judicial Officer: Landlord & Tenant, Judge)  
*Withdrawn*
- 05/24/2023  Notice to Court (Praecipe) to Withdraw Filed  
Party: Plaintiff Equity Residential Management, LLC
- 06/26/2023  Protective Order Assessment Paid and Docketed  
*in the amount of \$1,000.00.*  
Party: Defendant Gural, Harry
- 08/02/2023  Protective Order Assessment Paid and Docketed  
*in the amount of \$1,000.00.*  
Party: Defendant Gural, Harry
- 10/17/2023  Protective Order Assessment Paid and Docketed  
*in the amount of \$1000.*  
Party: Defendant Gural, Harry
- 11/14/2023  Notice Entering Limited/Temporary Appearance Filed  
Docketed on: 11/14/2023  
Filed by: Defendant Gural, Harry
- 11/14/2023  Notice to Court (Praecipe) Requesting Continuance  
*Consent Praecipe Requesting Continuance*  
Party: Defendant Gural, Harry;  
Plaintiff Equity Residential Management, LLC;  
Primary Attorney Greenberg, Joshua M
- 11/15/2023  **CANCELED Remote Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Judge)  
*Request of Party/Parties*
- 02/05/2024  Protective Order Assessment Paid and Docketed  
*in the amount of \$1,000.00.*  
Party: Defendant Gural, Harry
- 02/22/2024  Notice to Court (Praecipe) to Extend Time  
Party: Plaintiff Equity Residential Management, LLC
- 02/28/2024  **Remote Status Hearing** (10:00 AM)  
**MINUTES - 02/28/2024**  
Held and Continued;  
Journal Entry Details:  
(CourtSmart) REMOTE Plaintiff's attorney Smith present through WebEx. Defendant failed to appear. Case

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

*continued for Remote Status Hearing on 4/24/2024 at 9:00 am in Courtroom B-52;  
Held and Continued*

04/24/2024



**Remote Status Hearing** (9:00 AM) (Judicial Officer: Landlord & Tenant, Judge)

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**Financial Information**

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**Defendant** Gural, Harry

Total Financial Assessment

10.00

Total Payments and Credits

10.00

**Balance Due as of 03/18/2024**

**0.00**

**Plaintiff** Equity Residential Management, LLC

Total Financial Assessment

25.00

Total Payments and Credits

25.00

**Balance Due as of 03/18/2024**

**0.00**

**Defendant** Gural, Harry

**Court Ordered Escrow Balance as of**

**03/18/2024**

**27,474.00**

**Plaintiff** Equity Residential Management, LLC

**Court Ordered Escrow Balance as of**

**03/18/2024**

**1,594.00**



Harry Gural <harrygural@gmail.com>

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## Consent praecipe to lift protective order

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Harry Gural <harrygural@gmail.com>  
To: "Gwynne L. Booth" <GLB@gdllaw.com>

Mon, Nov 30, 2020 at 10:00 AM

Gwynne,

Please see the attached letter requesting that your client join me in filing a consent praecipe to lift the protective order against me in 2016-LTB-10863.

Many thanks,

Harry

Harry Gural  
270 Ridgecrest Circle  
Apt. 109  
Lewisburg, PA 17837

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 **11-30-2020 Letter to GDL re consent praecipe to lift protective order.pdf**  
377K

# HARRY GURAL

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270 Ridgcrest Circle, Apt. 109

Lewisburg, PA 17837

November 30, 2020

Gwynne L. Booth, Esq.  
Greenstein DeLorme & Luchs, P.C.  
801 17th Street, N.W.  
Suite 1000  
Washington, D.C. 20006

Dear Gwynne,

I am writing to ask if your client would be willing to file a consent praecipe to remove the protective order for Equity Residential Management LLC vs. Harry Gural, case #2016-LTB-10863.

As you know, the Rental Housing Commission issued on Feb. 18, 2020 a final order in my favor regarding my appeal (RH-TP-16-30,855) of a decision by Administrative Law Judge M. Colleen Curry in my tenant petition against Equity Residential Management in the Office of Administrative Hearings (2016-DHCD-TP-30,855).

The Rental Housing Commission's decision clearly affirms my position, stating that "the ALJ's interpretation of the phrase 'rent charged' is incompatible with the structure and the purpose of the [Rental Housing] Act." The basis of Equity Residential's claim against me in 2016-LTB-10863 in the Landlord and Tenant Branch of DC Superior Court is that the company is permitted to raise my rent on the basis of this "rent charged" that substantially exceeds the amount I actually paid, which the RHC has found to be incompatible with DC law.

For this reason, there is no reason for Equity Residential to receive "protection" in its Landlord and Tenant court case – the protective order should be rescinded. I request that you file on behalf of your client a consent praecipe in Landlord and Tenant Court, calling for an end to the protective order and an immediate full refund of the \$16,103 held in escrow.

Please let me know at your earliest convenience how your client wishes to proceed.

Sincerely yours,

  
Harry Gural

Email: [harrygural@gmail.com](mailto:harrygural@gmail.com)  
Cell: (202) 527-2280

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**Consent praecipe to lift protective order**

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**Gwynne L. Booth** <GLB@gdllaw.com>  
To: Harry Gural <harrygural@gmail.com>  
Cc: "Richard W. Luchs" <RWL@gdllaw.com>

Mon, Nov 30, 2020 at 10:53 AM

Good morning Harry,

The Rental Housing Commission decision is not a final decision for any purpose, as the case was remanded for further proceedings. As such, now is not an appropriate time for elimination of the protective order.

Thanks,

Gwynne

**WE HAVE MOVED. PLEASE TAKE NOTE OF OUR NEW ADDRESS:**

**Gwynne L. Booth, Esq.**

Greenstein DeLorme & Luchs, P.C.  
801 17<sup>th</sup> Street, N.W.  
Suite 1000  
Washington, D.C. 20006  
Phone: 202.452.1400

Fax: 202.452.1410  
E-mail: [glb@gdllaw.com](mailto:glb@gdllaw.com)

[www.gdllaw.com](http://www.gdllaw.com)



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[Quoted text hidden]



Harry Gural <harrygural@gmail.com>

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## Letter requesting consent praecipe to lift the protective order

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**Harry Gural** <harrygural@gmail.com>  
To: "Gwynne L. Booth" <GLB@gdllaw.com>  
Cc: "Richard W. Luchs" <RWL@gdllaw.com>

Thu, Aug 19, 2021 at 3:17 PM

Gwynne,

Please see the attached letter requesting that your client join in a request to lift the protective order in Landlord and Tenant Court.

Many thanks,

Harry

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 **08-19-2021 Letter to GDL re lifting protective order.pdf**  
443K



# HARRY GURAL

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270 Ridgcrest Circle, Apt. 109 Lewisburg, PA 17837

August 19, 2021

Gwynne L. Booth, Esq.  
Greenstein DeLorme & Luchs, P.C.  
801 17th Street, N.W.  
Suite 1000  
Washington, D.C. 20006

Dear Gwynne,

I am writing to ask if your client would be willing to file a joint consent praecipe to remove the protective order for Equity Residential Management LLC vs. Harry Gural, case 2016-LTB-10863.

As you know, the Rental Housing Commission issued on Feb. 18, 2020 a final order in my favor (RH-TP-16-30,855). Although the case was remanded to the Office of Administrative Hearings for additional adjudication, it is clear from the RHC decision that Equity acted illegally in demanding of me a rent increase based on the fictitious figure listed in a lease signed under duress.

In addition, the decision by Superior Court Judge Yvonne Williams in District of Columbia v. Equity Residential Management (2017-CA-008334-B) confirms the RHC's ruling. For this reason, Equity's demand that I pay an additional \$297 per month – the amount I am now paying into court escrow under the protective order – is illegal. Furthermore, it is further evidence of Equity's retaliatory action against me for my advocacy on behalf of tenants.

For these reasons, the protective order should be rescinded. I request that you join me in filing a consent praecipe in Landlord and Tenant Court, calling for an end to the protective order and an immediate full refund of the \$19,103 held in escrow.

Please let me know at your earliest convenience how your client wishes to proceed.

Sincerely yours,



Harry Gural

Email: [harrygural@gmail.com](mailto:harrygural@gmail.com)  
Cell: (202) 527-2280

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**Letter requesting consent praecipe to lift the protective order**

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**Harry Gural** <harrygural@gmail.com>  
To: "Gwynne L. Booth" <GLB@gdllaw.com>  
Cc: "Richard W. Luchs" <RWL@gdllaw.com>

Tue, Oct 19, 2021 at 2:03 PM

Gwynne,

In light of the recent decision by Judge Williams in the District's case against Equity, I reiterate my request for you/Equity to join me in submitting a motion to the L&T branch of DC Superior Court to modify the protective order so that I am no longer required to pay \$297 per month into escrow and so the more than \$19,000 I have paid into escrow is returned to me.

I note that Judge Williams rejects the Attorney General's request for injunctive relief, stating -- incorrectly -- that Equity stopped the use of rent "concessions" 2.5 years ago. However, Equity has continued the practice by forcing me to pay \$297 per month under protective order, undermining its claim that it no longer engages in the illegal practice of basing rent increase on the false, pre-"concession" rent listed in a lease. Judge Williams writes that "without a cognizable danger of recurrent violation, no sufficient basis exists to impose injunctive relief."

Continuing to force me to pay \$297 month after month appears to be a recurrent violation. Will you and your client join me in requesting a modification of the protective order so the monies paid are returned to me and so I am no longer forced to pay an additional sum that Equity has calculated using a "concession" scheme that has been ruled illegal?

Many thanks,

Harry Gural

[Quoted text hidden]



Harry Gural <harrygural@gmail.com>

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## Letter requesting consent praecipe to lift the protective order

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**Gwynne L. Booth** <GLB@gdllaw.com>  
To: Harry Gural <harrygural@gmail.com>  
Cc: "Richard W. Luchs" <RWL@gdllaw.com>

Thu, Oct 28, 2021 at 1:44 PM

Harry,

Thanks for your patience while I discussed the below proposal with our client. Our client will not agree to release the escrow or terminate the protective order.

[Quoted text hidden]

# HARRY GURAL

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3003 Van Ness Street, NW, #S-707

Washington, DC 20008

harrygural@gmail.com

January 25, 2022

Mr. Josh Luper  
Equity Residential  
3003 Van Ness Street, NW  
Washington, DC 20008

Dear Mr. Luper,

I received a letter from one of your attorneys, rescinding Equity Residential's threat to evict me. However, the claim that this was merely a mistake seems far-fetched.

Notably, your attorney's letter doesn't offer to rescind the \$297 per month *above the maximum legal rent* that I've been forced to pay over the last five and a half years – [more than \\$21,000 thus far](#). The letter also makes no mention of the [\\$34,236 that Equity claims that I owe](#).

To my knowledge, I am the only Equity Residential tenant in Washington, DC who is being forced to pay excess rent according to the "rent concession" scam, which has been found to be illegal. The fact that I am the president of the tenants association that blew the whistle on your illegal activity is no coincidence.

It seems to me that you have two choices:

1. File a motion in Superior Court to remove the protective order in your suit against me, refunding the \$21,103 that have been forced to pay. Eliminate the \$34,236 in overcharges on my Equity Residential statement.
2. Continue to use the illegal "rent concession" scam against me, *demonstrating that injunctive relief against Equity Residential* or further litigation are needed to deter it from engaging in illegal activity. *Continue to retaliate against me* by forcing me to pay \$297 per month above the legal rent for my apartment and by continuing your suit against me in Superior Court in your attempt to collect more than \$34,000 in overcharges.

Please instruct your attorneys to let me know which option Equity Residential chooses.

Sincerely,



Harry Gural

CC:

Stacey Aguiar, Equity Residential Assistant Vice President  
Frances Nolan, Equity Residential Vice President  
Alison Graham, Attorney, Shulman Rogers  
Richard Luchs, Greenstein, DeLorme and Luchs  
Gwynne Booth, Greenstein, DeLorme and Luchs

Attorney General Karl Racine  
Councilmember Mary Cheh  
Councilmember Anita Bonds  
Councilmember Elissa Silverman  
Councilmember Robert White  
Councilmember Christina Henderson  
Drew Hubbard, Interim Director, DC Department of Housing and Community Development  
Johanna Shreve, Chief Tenant Advocate, Office of the Tenant Advocate



Harry Gural <harrygural@gmail.com>

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## Letter requesting consent praecipe to lift the protective order

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Harry Gural <harrygural@gmail.com>

Tue, Mar 15, 2022 at 11:05 AM

To: "Spencer B. Ritchie" <sbr@gdllaw.com>, "Richard W. Luchs" <RWL@gdllaw.com>

Cc: "Gwynne L. Booth" <GLB@gdllaw.com>

Spencer,

I am writing again to ask if Equity Residential would join me in filing a consent praecipe in L&T Court to rescind the protective order in Equity's case against me. It seems to me that the RHC decision was very clear and it also appears that Equity has not appealed the decision in DC vs. Equity, so despite the fact that my tenant petition has not yet been re-heard in OAH, it's clear that I will prevail. Will your client join me in filing a motion to remove the protective order?

Harry

[Quoted text hidden]



Harry Gural <harrygural@gmail.com>

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## Letter requesting consent praecipe to lift the protective order

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**Richard W. Luchs** <RWL@gdllaw.com>  
To: Harry Gural <harrygural@gmail.com>  
Cc: "Spencer B. Ritchie" <sbr@gdllaw.com>, "Gwynne L. Booth" <GLB@gdllaw.com>

Tue, Mar 15, 2022 at 12:06 PM

No, Mr. Gural, we will not agree to go so. Thank you

Sent from my iPhone  
Richard W. Luchs  
Greenstein Delorme and Luchs, P.C  
[801 17th Street, N.W.](#)  
[Suite 1000](#)  
[Washington , D.C. 20006](#)

On Mar 15, 2022, at 11:05 AM, Harry Gural <[harrygural@gmail.com](mailto:harrygural@gmail.com)> wrote:

[Quoted text hidden]



Harry Gural <harrygural@gmail.com>

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## Consent praecipe to lift the protective order in light of OAG's announcement

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**Richard W. Luchs** <RWL@gdllaw.com>

Wed, May 25, 2022 at 3:38 PM

To: Harry Gural <harrygural@gmail.com>, "Spencer B. Ritchie" <sbr@gdllaw.com>

Cc: "Gwynne L. Booth" <GLB@gdllaw.com>

Dear Mr. Gural, no, my client will not agree to do so. We are familiar with the case referenced in the article and it does not impact your individual case. Thank you.

**Richard W. Luchs, Esq.**

**Greenstein DeLorme & Luchs, P.C.**

**801 17th Street, N.W.**

**Suite 1000**

**Washington, D.C. 20006**

Phone: 202.452.1400 x 5672

Fax: 202.452.1410

E-mail: [rwl@gdllaw.com](mailto:rwl@gdllaw.com)

[www.gdllaw.com](http://www.gdllaw.com)

[Quoted text hidden]





Harry Gural <harrygural@gmail.com>

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## L&T court protective order

1 message

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**Harry Gural** <harrygural@gmail.com>

Mon, Jun 12, 2023 at 12:42 PM

To: "Spencer B. Ritchie" <sbr@gdllaw.com>

Cc: Natasha Mishra <nnm@gdllaw.com>, "Richard W. Luchs" <RWL@gdllaw.com>

Mr. Ritchie,

Given the [recent OAH decision](#) rejecting your client's Motion for Partial Summary Judgment, would your client be willing to join me in asking the Landlord and Tenant Court to remove the protective order against me? Because of this protective order, I am forced to pay \$297 per month above the maximum legal rent on my apartment. So far, I have been forced to pay more than \$23,000 into the protective order. It seems to me that, given the decisions in my favor by the Rental Housing Commission and the Office of Administrative Hearings, the entire sum should be refunded to me and no future payments should be made.

Please let me know prior to our Wednesday phone conference with OAH whether your client will agree to removing the protective order and refunding all money I have paid to date.

Harry Gural



Harry Gural <harrygural@gmail.com>

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## Lifting the protective order

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**Harry Gural** <harrygural@gmail.com>  
To: "Spencer B. Ritchie" <sbr@gdllaw.com>  
Cc: "Richard W. Luchs" <RWL@gdllaw.com>

Wed, Mar 13, 2024 at 10:12 AM

Mr. Ritchie,

I am writing again to ask whether your client will join me in submitting a motion to Superior Court to lift the protective order against me and to have all funds held in escrow returned to me.

As you know, the Rental Housing Commission found long ago that Equity Residential's systematic practice of demanding rent increases based on effective rent ceilings, instead of the rent actually charged, was illegal. Nonetheless, Equity continues to charge me an illegal rent increase every month, and it forces me to pay \$297 per month -- \$27,474 is now held in escrow.

The rent increase demanded of me in 2016, and imposed on me every month, is clearly in bad faith. And forcing me to pay \$297 per month into escrow is clearly an act of retaliation for my work as tenant association president.

For these reasons I ask you again, will your client join me in submitting a motion to have the protective order lifted and to have my money refunded to me?

Harry Gural



Harry Gural <harrygural@gmail.com>

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## Lifting the protective order

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**Harry Gural** <harrygural@gmail.com>  
To: "Spencer B. Ritchie" <sbr@gdllaw.com>  
Cc: "Richard W. Luchs" <RWL@gdllaw.com>

Fri, Mar 15, 2024 at 1:12 PM

Mr. Ritchie,

I have not yet received an answer to my email. Please let me know how your client would like to proceed regarding my request to rescind the protective order in Superior Court.

Harry Gural  
[Quoted text hidden]