

**DISTRICT OF COLUMBIA
OFFICE OF ADMINISTRATIVE HEARINGS**

Marion S. Barry Jr. Building
441 Fourth Street, NW, Suite 450 North
Washington, DC 20001-2714

TEL: (202) 442-9094 · FAX: (202) 442-4789 · EMAIL: oah.filing@dc.gov
eFiling: <https://ecourt.oah.dc.gov/public-portal/>

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

**ORDER GRANTING
TENANT/PETITIONER'S MOTION TO ISSUE SUBPOENAS**

This matter is before me on Tenant/Petitioner Harry Gural's Motion to Issue Subpoenas filed on January 26, 2024. The request is in compliance with all applicable OAH Rules and Tenant/Petitioner provided blank subpoenas. Accordingly, Tenant/Petitioner's Motion is **GRANTED**. The signed subpoenas are attached to this order.

So ordered.

This Order is dated when it is served, as certified on the Certificate of Service found at the end of this document.

/s/ M. Colleen Currie

M. Colleen Currie [Electronically signed]
Chief Administrative Law Judge

Certificate of Service:

By First-Class Mail (Postage Prepaid):

Harry Gural
3003 Van Ness Street, NW, Apt. S-707
Washington, DC 20008
email: harygural@gmail.com

Natasha N. Mishra, Esq.
Spencer B. Ritchie, Esq.
Gwynne L. Booth, Esq.
Richard Luchs, Esq.
GREENSTEIN DELORME & LUCHS, PC
801 17th Street, NW Suite 1000
Suite 1000
Washington, DC 20006

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

I hereby certify that on February 5, 2024 this document was caused to be served upon the above-named parties at the addresses and by the means stated.

 C. Draughn /S/
Clerk / Deputy Clerk



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Harry Gural
Petitioner(s),

v.

Equity Residential Management
Respondent(s)

Case No(s): 2016-DHCD-TP 30,855

SUBPOENA TO APPEAR AND TESTIFY AT A HEARING

TO: Frances Nolan

YOU ARE COMMANDED to appear at the place, date, and time specified below to testify in the above case.

LOCATION (if in-person hearing) or ACCESS INFORMATION (if remote hearing)	DATE	TIME
https://globalpage-prod.webex.com/join Access Code: 2308 214 0684 Password: 9VYbMP5wFD6 https://dcnet.webex.com/dcnet/j.php?MTID=ma5c7cc363f8921d9f96cf82c36185e1c	Feb. 28, 2024	10:00 am

YOU MUST ALSO bring with you the following documents, electronically stored information, or objects.
(Leave blank if not applicable)

DOCUMENTS OR OBJECTS

ISSUING PERSON'S SIGNATURE AND TITLE (indicate if attorney for Petitioner or Respondent)	DATE
	1/25/2024
ISSUING PERSON'S NAME, ADDRESS AND PHONE NUMBER	
Harry Gural, Tenant/Petitioner, pro se	

AUTHORIZING ADMINISTRATIVE LAW JUDGE	SIGNATURE	DATE
<i>M. Colleen Currie</i>	<i>[Signature]</i>	2-5-2024

This subpoena is enforceable only when signed by an Administrative Law Judge.

PROOF OF SERVICE

SERVED ON (Print name) Frances Nolan	TITLE Senior Regional Manager, Equity Resider	
PERSONAL DELIVERY LOCATION		
SERVED BY (Print name)	DATE	TIME

DECLARATION OF SERVER

I declare under penalty of perjury under the laws of the District of Columbia that I am at least 18 years of age and that the foregoing information contained in the Proof of Service is true and correct.

Executed on: _____

DATE

SIGNATURE OF SERVER

ADDRESS OF SERVER

Submission of a false statement is a crime, punishable under D.C. Code § 22-2514

OAH Rules pertaining to responding to a subpoena and protecting a person subject to a subpoena

2824.10 A person or entity ordered to produce documents at a hearing: (a) Need not appear in person at the hearing unless ordered by an Administrative Law Judge to do so; (b) Shall produce the documents as they are kept in the usual course of business or shall organize and label them to correspond with the categories in the subpoena; and (c) Shall expressly make any claims of privilege or protection with a description of the documents not produced that is sufficient to enable the requesting party to contest the claim.

2824.11 A subpoena may be served at any place within the District of Columbia, or at any place outside the District of Columbia that is within twenty-five (25) miles of the place of the hearing.

2824.12 To prove service of a subpoena, a party shall file a written statement or shall provide in-court testimony describing the date and manner of service, and names of the persons served.

2824.13 An Administrative Law Judge may quash or modify a subpoena if it: (a) Was issued under Subsections 2824.5, 2934.1 or 2984.1, but does not meet the requirements of those subsections; (b) Was improperly served; (c) Fails to allow reasonable time for compliance; (d) Requires a person who is not a party or an officer of a party to travel to a hearing more than twenty-five (25) miles from where that person resides, is employed, or regularly transacts business, except that such a person may be ordered to appear by telephone; (e) Requires disclosure of a privileged or other protected information; or (f) Subjects a person or entity to undue burden or expense.

2824.14 If a person or entity disobeys a subpoena, an Administrative Law Judge may order compliance with the subpoena. If a person subject to the order fails to comply, the Administrative Law Judge may impose monetary sanctions. In addition, a party may apply to the Superior Court of the District of Columbia for an order to show cause why that person should not be held in civil contempt.

The OAH Rules also allow administrative law judges to be guided by the D.C. Superior Court Rules of Civil Procedure when the OAH Rules do not address a specific procedural issue. See OAH Rule 2801. Relevant D.C. Superior Court rules include the following:

SCR-CIV 45(d). Duties in Responding to Subpoena.

- (1) *Producing Documents or Electronically Stored Information.* These procedures apply to producing documents or electronically stored information:
 - (A) *Documents.* A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.
 - (B) *Form for Producing Electronically Stored Information Not Specified.* If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.
 - (C) *Electronically Stored Information Produced in Only One Form.* The person responding need not produce the same electronically stored information in more than one form.
 - (D) *Inaccessible Electronically Stored Information.* The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.
- (2) *Claiming Privilege or Protection.*
 - (A) *Information Withheld.* A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation materials must: (i) expressly make the claim; and (ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.
 - (B) *Information Produced.* If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.



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Harry Gural
Petitioner(s),

v.

Equity Residential Management
Respondent(s)

Case No(s): 2016-DHCD-TP 30,855

SUBPOENA TO APPEAR AND TESTIFY AT A HEARING

TO: Jesse Jennell

YOU ARE COMMANDED to appear at the place, date, and time specified below to testify in the above case.

LOCATION (if in-person hearing) or ACCESS INFORMATION (if remote hearing)	DATE	TIME
https://globalpage-prod.webex.com/join Access Code: 2308 214 0684 Password: 9VYbMP5wFD6 https://dcnet.webex.com/dcnet/j.php?MTID=ma5c7cc363f8921d9f96cf82c36185e1c	Feb. 28, 2024	10:00 am

YOU MUST ALSO bring with you the following documents, electronically stored information, or objects.
(Leave blank if not applicable)

DOCUMENTS OR OBJECTS

ISSUING PERSON'S SIGNATURE AND TITLE (indicate if attorney for Petitioner or Respondent)	DATE
	1/25/2024
ISSUING PERSON'S NAME, ADDRESS AND PHONE NUMBER	
Harry Gural, Tenant/Petitioner, pro se	

AUTHORIZING ADMINISTRATIVE LAW JUDGE	SIGNATURE	DATE
M. Colleen Currie		2-5-2024

This subpoena is enforceable only when signed by an Administrative Law Judge.

PROOF OF SERVICE

SERVED ON (Print name) Jesse Jennell	TITLE Senior Regional Manager, Equity Resider	
PERSONAL DELIVERY LOCATION		
SERVED BY (Print name)	DATE	TIME

DECLARATION OF SERVER

I declare under penalty of perjury under the laws of the District of Columbia that I am at least 18 years of age and that the foregoing information contained in the Proof of Service is true and correct.

Executed on:

_____ DATE

_____ SIGNATURE OF SERVER

_____ ADDRESS OF SERVER

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