

**DISTRICT OF COLUMBIA
OFFICE OF ADMINISTRATIVE HEARINGS**

Cover Sheet for Electronic Filing

I am filing the attached papers at the Office of Administrative Hearings.

1. Check one of the boxes below.

The case number is: 2016-DHCD-TP 30,855.

This is a new case, and a case number has not yet been assigned.

2. Briefly describe the paper that you are filing:

Tenant/Petitioner's Opposition to Housing Provider/Respondent's Motion for Summary Judgment
Harry Gural v Equity Residential Management and Smith Property Holdings Van Ness LP

3. My name, mailing address, telephone number, and e-mail address are:

Name: Harry Gural

Telephone: (202) 527-2280

Mailing Address: 3003 Van Ness Street NW
Apt S-707

E-mail address: harrygural@gmail.com

City, State, Zip: Washington, DC 20008

Representing: _____

I agree to receive documents from the court at my email address. Yes No

4. You should complete this form, save it to your computer, and then attach it to an e-mail, along with the papers you are filing. The e-mail address for filing papers at OAH is oah.filing@dc.gov. Papers sent to any other e-mail address will **not** be accepted for filing.

I sent a copy of the attached papers to all other parties or their representatives as listed below.

Person to Whom the Papers Were Sent:
Spencer B. Ritchie, Greenstein DeLorme and Luchs
Address 801 17th Street NW Suite 1000
City, State, Zip Code Washington, DC 20006
Date the papers were sent: Feb. 4, 2023

Method of sending:

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If you sent the papers to more than two people, provide the above information for the additional people on a separate sheet.

The attached documents are only those that are too large to send via email. The main 20-page closing arguments and findings of fact and conclusions of law will be emailed to OAH. The entire packet will also be mailed to Greenstein, DeLorme and Luchs today.

**DISTRICT OF COLUMBIA
OFFICE OF ADMINISTRATIVE HEARINGS**

HARRY GURAL
Tenant/Petitioner,

v.

EQUITY RESIDENTIAL MANAGEMENT and
SMITH PROPERTY HOLDINGS VAN NESS LP
Housing Providers/Respondents.

Case No.: 2016 DHCD TP 30,855
In re: 3003 Van Ness St., N.W. Apt. S-707
Chief Judge M. Colleen Currie

**TENANT’S OPPOSITION TO HOUSING PROVIDER/RESPONDENT’S
MOTION FOR PARTIAL SUMMARY JUDGMENT**

Tenant/Petitioner Harry Gural opposes the Housing Provider/Respondent Equity Residential’s Motion for Partial Summary Judgment. The motion, if granted, would directly contradict the decision of the Rental Housing Commission (“RHC”) in *Harry Gural vs. Equity Residential Management and Smith Property Holdings, LP* (February 18, 2020, RH-TP-16-30,855). It also would deny the authority of the Rental Housing Commission on housing issues that clearly are under its jurisdiction.

Granting the Housing Provider’s Motion also would prevent a full presentation of the facts. It would block evidentiary hearings on what constitutes a legal rent increase, deny the Tenant the ability to call the Housing Provider’s employees as witnesses, and suppress key facts. In support of the Tenant’s opposition, he submits the attached Memorandum of Points and Authorities.

Dated: February 3, 2023

Respectfully submitted,

Harry Gural
Tenant/Petitioner
3003 Van Ness Street, NW #S-707
Washington, DC 20008
Telephone: (202) 527-2280
Email: harrygural@gmail.com

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Brief of Appellant/Tenant was served on this 3rd day of February 2023, by email and by priority mail, postage pre-paid on:

Spencer B. Ritchie (D.C. Bar No. 1673542)
Gwynne L. Booth (D.C. Bar No. 9961121)
Richard W. Luchs (D.C. Bar No. 243931)
Greenstein, DeLorme and Luchs
801 17th Street, N.W.
Suite 1000
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February 3, 2023

Harry Gural
Tenant/Petitioner, *pro se*

3003 Van Ness St, NW #S-707
Washington, DC 20008

**DISTRICT OF COLUMBIA
OFFICE OF ADMINISTRATIVE HEARINGS**

HARRY GURAL
Tenant/Petitioner,

v.

EQUITY RESIDENTIAL MANAGEMENT and
SMITH PROPERTY HOLDINGS VAN NESS LP
Housing Providers/Respondents.

Case No.: 2016 DHCD TP 30,855
In re: 3003 Van Ness St., N.W. Apt. S-707
Chief Judge M. Colleen Currie

**MEMORANDUM OF POINTS AND AUTHORITIES IN SUPPORT OF TENANT’S
OPPOSITION TO HOUSING PROVIDER/RESPONDENT’S MOTION FOR PARTIAL
SUMMARY JUDGMENT**

I. ISSUES

The Housing Provider/Respondent’s Motion boils down to two primary issues for the Court’s consideration:

1. Absent a contrary decision from the D.C. Court of Appeals (“DCCA”), the Office of Administrative Hearings (“OAH”) is bound by the decisions of the Rental Housing Commission (“RHC”). However, the Respondent’s Motion directly contradicts and the RHC decision remanding this case herein, arguing that “Fineman cannot be held to apply retroactively.” (*Fineman v. Smith Prop. Holdings Van Ness, LP*, RH-TP-15-30,284, “Fineman”) The Respondent bases its argument on a nonbinding Superior Court decision, not on the binding authority of the Rental Housing Commission or the D.C. Court of Appeals (“DCCA”). Therefore, is this OAH Court bound to follow the RHC decision which held that *Fineman* may be applied to conduct that occurred before 2019

because the Housing Provider had only ‘a mere expectation based on the anticipated application of existing law,’ not a vested right”?

2. Under OAH Rule 2819, summary adjudication without an evidentiary hearing is appropriate only if supported by “sufficient evidence of undisputed facts and citation of controlling legal authority.” The Respondent concedes in deciding whether summary judgment is appropriate, the facts must be viewed in the light most favorable to the non-moving party. Nevertheless, the Respondent fails to adduce any undisputed facts or controlling law necessary to sustain their request for summary adjudication. Therefore, is summary adjudication inappropriate?

II. SUMMARY

Housing Provider/Respondents’ request for summary adjudication is legally and factually deficient and should be denied for two basic reasons.

First, Respondents’ argument that “*Fineman* cannot be held to apply retroactively” fails because it directly contradicts a binding decision from the Rental Housing Commission without proper supporting binding authority from the D.C. Court of Appeals, relying instead on a nonbinding Superior Court decision. Indeed, Respondents’ argument contradicts the very RHC decision which remanded this case to this OAH Court and held that *Fineman* (or the Rent Charged Definition Clarification Act of 2018, effective March 13, 2019, D.C. Law 22-248; 66 DCR 973, "Clarification Act") may be applied to conduct that occurred before 2019 because the Housing Provider had only "a mere expectation based on the anticipated application of existing

law," not a vested right." Therefore, it would be inappropriate to dispose summarily of this petition as Respondents seek.

Second, although Respondents do not address how this case meets the basic requirements for summary disposition under either OAH Rule 2819 or District of Columbia Superior Court Rule of Civil Procedure 56, the bottom line is that this petition involves multiple disputed facts that make summary adjudication without an evidentiary hearing wholly inappropriate.

As discussed below, these disputed facts, include that: (a) Respondents have *maliciously* continued to charge the Petitioner more than \$40,000 [EXHIBIT A] in additional rent increases and late fees that they *know or should know* are illegal following relevant RHC decisions and legislative actions, repeatedly rejecting the Tenant's written requests to cease; and (b) the 2014 lease that the Respondent submits as factual evidence was signed by the Tenant under duress, with the Respondent pressuring the Tenant to sign a lease with a false amount listed as the rent, despite the fact that the law protects a tenant's right to continue the tenancy month-to-month, etc. (c) The Housing Provider's Statement of Material Facts not in Dispute skips a year (2015) in the chronology, omitting the fact that the Housing Provider accepted as full payment of the "rent" the amount the Tenant paid monthly and which should have been the basis of his subsequent rent increase, as evidenced the by bank records, submitted as evidence by the Tenant in previous proceedings, that were omitted by the Housing Provider.

III. BACKGROUND

The Office of Administrative Hearings ("OAH") issued an Order Granting in Part and Denying in Part the Housing Provider's Motion for Summary Judgment (April 12, 2017), on the issue of rent increases under the DC Rental Housing Act (§42-3501). As a result, the Petitioner

was not afforded an evidentiary hearing on the issue of rent increases where he could present testimony evidence from the Housing Provider’s employees and other witnesses. As a result, the facts of the case have not been fully heard.

The Petitioner appealed the OAH decision to the Rental Housing Commission on March 4, 2019. In its Decision and Order of February 18, 2020 (RH-TP-16-30,855) the RHC reversed and remanded case to the OAH “for further proceedings on the Tenant’s rent increase claims.” The case is therefore before this Court for the purpose of developing the facts about the Tenant’s rent increase claims that had not been developed previously.

IV. LEGAL STANDARD

In its Motion for Summary Judgment, the Housing Provider correctly notes that the District of Columbia Superior Court Rule of Civil Procedure 56 allows summary judgment in cases where there is “no genuine issue as to any material fact and the moving part is entitled to a judgment as a matter of law.” The Respondent also cites *Anderson vs. Liberty Lobby Inc.*, stating that “only disputes over facts, viewed in the light most favorable to the non-moving party, which might legitimately affect the outcome of a trial are ‘material’ under rule 56.”

Housing Provider/Respondent’s presentation of the facts in its Motion for Summary Judgment are incomplete at best, due to the suppression of witness testimony and the deliberate omission of material facts that have been introduced as evidence and exhibits in previous OAH and RHC court proceedings. For purposes of the instant motion, these disputed facts must be “viewed in the light most favorable to the non-moving party.”

V. ANALYSIS

1. Respondents inappropriately ask this OAH Court to directly contradict the binding decision of the Rental Housing Commission remanding this case.

Respondents inappropriately ask OAH to contradict the binding decision of the Rental Housing Commission remanding this case herein and to once again summarily adjudicate this case, basing their argument this time on the fallacy that the RHC's decision in *Fineman* "cannot be held to apply retroactively." In support of their motion for summary adjudication, Respondents cite no authority from the D.C. Court of Appeals, or even more recent supporting authority from the Rental Housing Commission, but instead rely on a precedent from the D.C. Superior Court, which has no binding value in this Court. Respondents' argument is baseless because it asks OAH to overstep its authority by disregarding and overturning a binding decision of the RHC.

First, the argument that "Fineman cannot be held to apply retroactively" is simply false because Respondents previously made essentially the same argument before the RHC. In its Decision and Order in *Harry Gural v. Equity Residential Management and Smith Property Holdings, LP*, Chief Administrative Judge Michael Spencer refuted that argument:

The Housing Provider further asserts that Fineman should only be given prospective application to claims arising after January 2018 and that, in any event, because the Commission's decision in Fineman resulted in a remand to OAH, and both parties have appealed from OAH's decision on remand, that case is not "final" and cannot be applied in a separate case. Housing Provider's Brief at 14-15.⁵

The Commission is satisfied that its determinations in Fineman are correct interpretations of the Act and that the statutory interpretation articulated in that case applies here. We start from the principle that "judicial decisions interpreting statutes are "given full retroactive effect in all cases still open on direct review and as to all events, regardless of whether such events predate or postdate our announcement of the rule.'" Zanders v. Baker, 207 A.3d 1129, 1139 (D.C. 2019) (quoting Harper v. Va. Dep't of Taxation, 509 U.S. 86, 97

(1993)). The Housing Provider's arguments in its brief in this case reiterate, without significant difference, the arguments made in its motion for reconsideration of the Commission's decision in Fineman. See Fineman v. Smith Prop. Holdings Van Ness, LP, RH-TP-15-30,284 (RHC Mar. 13, 2018) (Order Denying Reconsideration). Moreover, the Commission has subsequently followed that interpretation of the Act in determining that notices provided to a tenant that contain "preserved" rent levels above the actual rent may constitute unlawful demands for rent. Washington v. A&A Marbury, LLC/UIP Prop. Mgmt., RH-TP-11-30,151 (RHC Sept. 28, 2018). To the extent there may be any question of the finality or precedential value of those decisions, which resulted in remands to OAH and have not become ripe for judicial review, the Commission adopts and incorporates here its prior reasoning in the three orders just cited.

The parties also dispute the effect of the recently-enacted Rent Charged Definition Clarification Act of 2018, effective March 13, 2019 (D.C. Law 22-248; 66 DCR 973) ("Clarification Act"). Compare Tenant's Brief at 7-8 with Housing Provider's Brief at 15-16. The Commission observes that the "general rule ... is that an appellate court must apply the law in effect at the time it renders its decision." Webb v. D.C. Dep't of Emp't Servs., 204 A.3d 843, 850 (D.C. 2019) (quoting Thorpe v. Hous. Auth. of the City of Durham, 393 U.S. 268, 282 (1969)). That rule may be limited, however, where it interferes with vested rights of a party. See Holzsgager v. D.C. Alcoholic Bev. Control Bd., 979 A.2d 52, 59-60 (D.C. 2009); Scholtz P'ship v. D.C. Rental Accommodations Comm'n, 427 A.2d 905, 914-18 (D.C. 1981) ("A vested right must be more than a mere expectation based on the anticipated application of existing law.").

The Housing Provider asserts that the Clarification Act is a substantial departure from prior law, thus altering its vested rights. The Commission is satisfied, however, that the Clarification Act does not result in any change in the legal standards that applied to the Housing Provider from 2006 to 2019. The Clarification Act essentially ratified the Commission's decision in Fineman, which was decided based on the text and history of the 2006 Amendments. See Council of the District of Columbia, Committee on Housing & Neighborhood Revitalization, Report on B22-0999, the "Rent Charged Definition Clarification Amendment Act of 2018" at 2 (Nov. 7, 2018) (stating, in its second sentence, that "[t]he bill clarifies the definition of 'rent charged' in a manner consistent with the recent Rental Housing Commission decision in *Fineman v. Smith*, [sic] RH-TP-16-30842, January 18, 2018."). Nothing in the plain language of the Clarification Act unambiguously requires a different result from what the Commission reached in Fineman. Cf. 1215 CT, LLC t/a Rosebar Lounge v. D.C. Alcoholic Beverage Control Bd., 213 A.3d 605, 610 (D.C. 2019) (notwithstanding statement in committee report of Council's intent to "clarify and codify the current state of the law in light of [a prior DCCA] decision," legislation contained further provisions clearly establishing additional legal

standard). The Housing Provider's argument presupposes that Fineman was decided incorrectly and that the 2006 Amendments allowed preservation of higher rent levels. **The Commission, as stated, rejects that position in the absence of a contrary decision from the DCCA. Moreover, the Commission is satisfied that Fineman (or the Clarification Act) may be applied to conduct that occurred before 2019 because the Housing Provider had only "a mere expectation based on the anticipated application of existing law," not a vested right.** Scholtz, 427 A.2d at 918.

Respondents try to overcome the lack of support for their argument in the RHC decision remanding this case by referring to a decision from the D.C. Superior Court that has no binding value in this OAH Court under the doctrine of primary jurisdiction in matters of rent-setting. In short, RHC decisions may be overturned only by authority from the D.C. Court of Appeals.

The decision by the D.C. Court of Appeals in the case of *Yasuna vs. District of Columbia Rental Housing Commission* (504 A.2d 605, D.C. 1986) clearly states that the Rental Housing Commission has primary jurisdiction over rent stabilization issues.

It is well established that the Rental Housing Commission has primary jurisdiction over rent stabilization issues. See D.C. Code § 45-1515 (1981). In addition to the statutory grant, case law has made it clear that the doctrine of primary jurisdiction requires deferral to administrative agencies by virtue of the agency's statutory authority or unique expertise. See *Interstate General Corp. v. District of Columbia Rental Accommodations Commission*, 441 A.2d 252, 254 (D.C. 1982). Other case law affirms that the proper channel through which to adjudicate rent ceiling claims is the Rental Commission. See, e.g., *Kew Gardens Joint Venture v. District of Columbia Housing Commission*, 359 A.2d 269 (D.C. 1976) (discussing the proper body to review orders of the Housing Rent Commission); see also *Gibson v. Johnson*, 492 A.2d 574, 575 n. 1A (D.C. 1985) (although the issue of rent ceilings came before the trial court, this court noted the parties failed to raise the issue of primary jurisdiction).

In *Drayton v. Poretsky Management, Inc.*, 462 A.2d 1115 (D.C. 1983), this court reiterated the principles of primary jurisdiction and clarified their application:

The doctrine of primary jurisdiction, like the rule requiring exhaustion of administrative remedies, is concerned with promoting proper relationships between the courts and administrative agencies charged with particular regulatory duties...."; Primary jurisdiction," on the other hand, applies where a

claim is originally cognizable in the courts, and comes into play whenever enforcement of the claim requires the resolution of issues which, under a regulatory scheme, have been placed within the special competence of an administrative body; in such a case the judicial process is suspended pending referral of such issues to the administrative body for its views. (Citations omitted)

Application of the doctrine of primary jurisdiction requires that when there is pending before the Administrator or the RHC a challenge to a rent increase that bears upon the amount of rent owed by a tenant defending a possessory action brought for nonpayment of rent, the L&T Judge should stay the action to await the ruling of the Administrator or, if an appeal is taken to the RHC, then of that body.

Here, not only are Respondents not relying on a D.C. Court of Appeals precedent to support their argument, but the Superior Court decision that they are citing is distinguishable because it involved a violation of the D.C. Consumer protection statute, rather than a determination of the proper rent level under the housing laws administered by the OAH and overseen by the RHC.

The bottom line is that the Respondents' reliance on a Superior Court decision to overcome a contrary holding from the RHC that has direct application in this case is misplaced and inappropriately asks this OAH Court to overstep its authority in order to contradict a clear holding of the RHC, and to do so without any supporting Court of Appeals authority. This OAH Court should therefore deny the motion.

2. The basic requirements for summary disposition under either OAH Rule 2819 or District of Columbia Superior Court Rule of Civil Procedure 56, are not met because this case involves multiple disputed facts.

The basic requirements of either OAH Rule 2819 or District of Columbia Superior Court Rule of Civil Procedure 56, are not met because there are multiple disputed facts, facts that have omitted by the Housing Provider in its Motion, or facts that have been suppressed by the fact

that there has not yet been an evidentiary hearing on the central issue of rent increases, that make summary adjudication without an evidentiary hearing wholly inappropriate.

3. *The Housing Provider omits the key fact that it continues to overcharge the Tenant by tens of thousands of dollars despite legal decisions favoring the Tenant.*

First, although the Respondents do not acknowledge this in their motion, summary disposition is inappropriate because it is a disputed fact that the Respondents continue to overcharge the Tenant by more than \$40,000 knowingly and maliciously despite clear legal authority demanding that it stop doing so. [EXHIBIT A] Indeed, Respondents continue to do so after the legal decisions in *Fineman* ordering them to stop this practice. See *Fineman vs. Smith Property Holdings, LP (RH-TP-16-30,842, January 18, 2018)*.

Respondents continue to use “rent concessions” in the Petitioner’s case despite their claims that they no longer seek to maintain effective rent ceilings, no longer requiring most of its tenants to sign leases with amounts that far exceed rents actually paid as the “rent charged,” and apparently no longer attempting to charge tenants rent increases that until recently could exceed \$1,000 per month. In fact, Respondents continue to charge the Tenant/Petitioner \$297 per month above the legal rent calculated according to the *Fineman* decision. [EXHIBIT F]

Even after enactment of the Rent Charged Definition Clarification Act of 2018 (D.C. Act 22-574) on January 16, 2019, the Housing Provider continues to charge the Tenant rent increases and additional charges that exceed those permitted under the law.

Even after the Rental Housing Commission Decision and Order on February 18, 2020, in *Harry Gural vs. Equity Residential*, the Housing Provider has continued to charge the Tenant Rent increases and additional charges that exceed those that would be permitted if the RHC’s decision and interpretation of the words “rent charged” had been applied.

The Housing Provider's continued overcharging of the Tenant is deliberate, as evidenced by its repeated rejection of the Tenant's request to lift the Protective Order against him in the Landlord and Tenant Branch of DC Superior Court. [EXHIBIT C] As a result, the Tenant has been forced to pay out of pocket \$22,474. [EXHIBIT B] Attorneys for the Housing Provider

These disputed or deliberately omitted facts are critical to the Tenant's case, and the Tenant should be allowed to present evidence (testimony, documents, email, etc.) to establish them.

4. The Housing Provider's successful efforts to block witnesses has hidden proof of the fact that the Responder induced the Tenant to sign the 2014 lease under duress.

Second, although the Respondents do not acknowledge this in their motion, summary disposition is inappropriate because it is a disputed fact that the Tenant's 2014 lease was signed under duress. The Housing Provider includes in its Motion for Summary Judgment the fact that the Tenant signed a lease in 2014, but it omits the fact that the Tenant protested the lease before signing, and that the Housing Provider had agreed to a lower rent, but stated that it would not honor the agreement if the Tenant did not sign a lease with a false amount listed as the "rent."

Employees of the Housing Provider's leasing office in 2014 could verify this fact, but it was not possible to call them as witnesses in 2017 because the issue was decided by OAH on the basis of a Motion for Summary Judgment. The Housing Provider's current Motion for Summary Judgment, if granted, also would suppress evidence of these important facts.

5. The Housing Provider's list chronology of facts regarding leases skips a year.

Third, although the Respondents do not acknowledge this in their motion, summary disposition is inappropriate because it is a disputed fact that the Tenant did not sign a lease for in 2015. This fact is relevant to establishing the Tenant's claim that the overcharges are illegal

and that Respondent are seeking to collect them now for an improper purpose. The tenant should be permitted to introduce evidence, including bank statements, that the Housing Provider accepted the amount the Tenant paid monthly as full payment of the rent. (EXHIBIT D)

6. The Housing Provider's Material Facts not in Dispute omit the fact that the Housing Provider filed suit against the Tenant for refusing to sign a lease.

Fourth, although the Respondents do not acknowledge this in their motion, summary disposition is inappropriate because it is a disputed fact that in 2016 Respondents agreed to charge the Tenant a legal rent increases, then reneged because he refused to sign a lease with a false amount listed as the "rent." The Housing Provider's 2017 Motion for Summary Judgment, which was granted by OAH, prevented the Tenant from calling as a witness Avis Duvall, the property manager of 3003 Van Ness. If she had been allowed to testify and did so truthfully, she would have conceded that the Housing Provider had agreed on a rent that would have been consistent with the meaning of the words "rent charged" as stated in the *Fineman* decision. However, she also would have been forced to admit that the Housing Provider reneged on this agreement after the Tenant refused to sign a lease with an incorrect amount listed as the "rent."

7. The Housing Provider's Material Facts omits extensive evidence that it massively and systematically overstated "rents" in public documents.

Fifth, although the Respondents do not acknowledge this in their motion, summary disposition is inappropriate because it is a disputed fact that the Housing Provider systematically lists on leases amounts that exceed the actual amount paid by over \$1,000. Tenant previously has introduced extensive evidence that the Housing Provider frequently lists on leases amounts that exceed rents actually paid by \$1,000 per month or more. This undermines the Housing Provider's claim that it was offering tenants a discount or "concession" on the monthly rent.

While the evidence concerns the Housing Provider’s general practices, it strongly suggests that the Housing Provider had a practice of systematically listing incorrect amounts as the “rent” on leases and systematically attempting to overcharge tenants, given further credence to the Tenant’s claims. This undermines the credibility of the Housing Provider’s claim that the “rents” it listed on leases accorded in any way with the common English definition of the word “rent,” with the *Fineman* decision, or with the use of the term “rent” in the Rental Housing Act.

VI. CONCLUSION

The Court should deny the Respondents’ motion for two compelling reasons. First, Respondents inappropriately ask this OAH Court to directly contradict the binding decision of the Rental Housing Commission remanding this case, without any proper binding authority for doing so. Second, Respondents cannot and have not attempted to meet the requirements for summary adjudication under either OAH Rule 2819 or District of Columbia Superior Court Rule of Civil Procedure 56, because this petition involves multiple disputed facts that make summary adjudication without an evidentiary hearing wholly inappropriate.

Respectfully submitted,

/s/ Harry Gural

Harry Gural, Tenant/Petitioner
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Pro se

EXHIBIT A

my



Harry Gural

Building: S | Apartment: 0707

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My Statement

Balance
\$42,748.27

You have a balance of \$42,748.27

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Thu: 10:00 AM - 6:00 PM
Fri: 10:00 AM - 6:00 PM
Sat: 10:00 AM - 5:00 PM
Sun: Closed

Statement Detail

Activity	Description	Amount	Balance
2/1/2023			
Monthly Reserved Parking	February Charge	\$175.00	\$42,748.27
Monthly Apartment Rent	February Charge	\$2,454.00	\$42,573.27
1/31/2023			
Check	#0000995373	-\$1,995.00	\$40,119.27
1/6/2023			
Late Fee	Auto Late Fee	\$131.45	\$42,114.27
1/1/2023			
Monthly Reserved Parking	January Charge	\$175.00	\$41,982.82
Monthly Apartment Rent	January Charge	\$2,454.00	\$41,807.82

Activity	Description	Amount	Balance
12/30/2022			
Check	#0000995367	-\$1,995.00	\$39,353.82
12/6/2022			
Late Fee	Auto Late Fee	\$131.45	\$41,348.82
12/1/2022			
Monthly Reserved Parking	December Charge	\$175.00	\$41,217.37
Monthly Apartment Rent	December Charge	\$2,454.00	\$41,042.37
11/26/2022			
Check	#0000995359	-\$1,995.00	\$38,588.37
11/6/2022			
Late Fee	Auto Late Fee	\$131.45	\$40,583.37
11/2/2022			
Check	#0000995351	-\$1,995.00	\$40,451.92
11/1/2022			
Monthly Reserved Parking	November Charge	\$175.00	\$42,446.92
Monthly Apartment Rent	November Charge	\$2,454.00	\$42,271.92
10/6/2022			
Late Fee	Auto Late Fee	\$131.45	\$39,817.92

Activity	Description	Amount	Balance
10/1/2022			
Monthly Reserved Parking	October Charge	\$175.00	\$39,686.47
Monthly Apartment Rent	October Charge	\$2,454.00	\$39,511.47
Check	#0000995345	-\$1,995.00	\$37,057.47
9/6/2022			
Late Fee	Auto Late Fee	\$131.45	\$39,052.47
9/1/2022			
Monthly Reserved Parking	September Charge	\$175.00	\$38,921.02
Monthly Apartment Rent	September Charge	\$2,454.00	\$38,746.02
8/31/2022			
Check	#0000995333	-\$1,995.00	\$36,292.02
8/6/2022			
Late Fee	Auto Late Fee	\$131.45	\$38,287.02
8/5/2022			
Check	#0000995330	-\$1,995.00	\$38,155.57
8/1/2022			
Monthly Reserved Parking	August Charge	\$175.00	\$40,150.57
Monthly Apartment Rent	August Charge	\$2,454.00	\$39,975.57

Activity	Description	Amount	Balance
7/6/2022			
Late Fee	Auto Late Fee	\$131.45	\$37,521.57
7/2/2022			
Check	#0000995326	-\$1,995.00	\$37,390.12
7/1/2022			
Monthly Reserved Parking	July Charge	\$175.00	\$39,385.12
Monthly Apartment Rent	July Charge	\$2,454.00	\$39,210.12
6/6/2022			
Late Fee	Auto Late Fee	\$131.45	\$36,756.12
6/1/2022			
Monthly Reserved Parking	June Charge	\$175.00	\$36,624.67
Monthly Apartment Rent	June Charge	\$2,454.00	\$36,449.67
Check	#0000995320	-\$1,995.00	\$33,995.67
5/6/2022			
Late Fee	Auto Late Fee	\$131.45	\$35,990.67
5/3/2022			
Check	#0000995317	-\$1,995.00	\$35,859.22
5/1/2022			

Activity	Description	Amount	Balance
Monthly Reserved Parking	May Charge	\$175.00	\$37,854.22
Monthly Apartment Rent	May Charge	\$2,454.00	\$37,679.22
4/8/2022			
Late Fee	VP Approved-Customer Service	-\$1,017.05	\$35,225.22
4/6/2022			
Late Fee	Auto Late Fee	\$122.70	\$36,242.27
Monthly Apartment Rent	Legal Compliance	-\$16.03	\$36,119.57
4/1/2022			
Monthly Apartment Rent	April Charge	\$2,454.00	\$36,135.60
3/31/2022			
Check	#0000995310	-\$1,995.00	\$33,681.60
3/6/2022			
Late Fee	Auto Late Fee	\$131.45	\$35,676.60
3/2/2022			
Check	#0000995306	-\$1,995.00	\$35,545.15
3/1/2022			
Monthly Reserved Parking	March Charge	\$175.00	\$37,540.15
Monthly Apartment Rent	March Charge	\$2,454.00	\$37,365.15

Activity	Description	Amount	Balance
2/6/2022			
Late Fee	Auto Late Fee	\$127.15	\$34,911.15
2/2/2022			
Check	#0000995302	-\$1,995.00	\$34,784.00
2/1/2022			
Monthly Reserved Parking	February Charge	\$160.00	\$36,779.00
Monthly Apartment Rent	February Charge	\$2,383.00	\$36,619.00
1/6/2022			
Late Fee	Auto Late Fee	\$127.15	\$34,236.00
1/4/2022			
Check	#0000995295	-\$1,995.00	\$34,108.85
1/1/2022			
Monthly Reserved Parking	January Charge	\$160.00	\$36,103.85
Monthly Apartment Rent	January Charge	\$2,383.00	\$35,943.85
12/6/2021			
Late Fee	Auto Late Fee	\$127.15	\$33,560.85
12/2/2021			
Check	#0000995287	-\$1,995.00	\$33,433.70

Activity	Description	Amount	Balance
12/1/2021			
Monthly Reserved Parking	December Charge	\$160.00	\$35,428.70
Monthly Apartment Rent	December Charge	\$2,383.00	\$35,268.70
11/6/2021			
Late Fee	Auto Late Fee	\$127.15	\$32,885.70
11/1/2021			
Monthly Reserved Parking	November Charge	\$160.00	\$32,758.55
Monthly Apartment Rent	November Charge	\$2,383.00	\$32,598.55
Check	#0000995281	-\$1,995.00	\$30,215.55

[MORE](#)

EXHIBIT B

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 Praeipce 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

 Praeipce Substituting Counsel Filed

Praeipce 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

 Praeipce to Continue:

Consent Praeipce 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

 Praecepte to Continue:

Consent Praecepte 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 Praecepte 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

 Praecepte to Continue:

Consent Praecepte 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 Praecepte 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

 Praeipce to Continue:
Consent Praeipce 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 praecipce 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
12/14/2022 Remote Status Conference Notice Sent (Judicial Officer: Landlord & Tenant, Judge) Date: 05/17/2023
05/17/2023 Remote Status Conference (9:00 AM) (Judicial Officer: Landlord & Tenant, Judge)

Financial Information

Table with 2 columns: Description and Amount. Rows include Defendant Gural, Harry (Total Financial Assessment 10.00, Total Payments and Credits 10.00, Balance Due as of 02/02/2023 0.00), Plaintiff Equity Residential Management, LLC (Total Financial Assessment 25.00, Total Payments and Credits 25.00, Balance Due as of 02/02/2023 0.00), Defendant Gural, Harry (Court Ordered Escrow Balance as of 02/02/2023 22,474.00), and Plaintiff Equity Residential Management, LLC (Court Ordered Escrow Balance as of 02/02/2023 1,594.00).

EXHIBIT C

HARRY GURAL

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
Cell: (202) 527-2280

HARRY GURAL

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

Cell: (202) 527-2280



Harry Gural <harrygural@gmail.com>

Consent praecipe to lift protective order

2 messages

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



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

377K

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 17th Street, N.W.
Suite 1000
Washington, D.C. 20006
Phone: 202.452.1400

Fax: 202.452.1410
E-mail: glb@gdllaw.com

www.gdllaw.com



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[Quoted text hidden]



Harry Gural <harrygural@gmail.com>

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

3 messages

Harry Gural <harrygural@gmail.com>

Wed, May 25, 2022 at 3:18 PM

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

Cc: "Gwynne L. Booth" <GLB@gdllaw.com>, "Richard W. Luchs" <RWL@gdllaw.com>

In light of the announcement of DC Attorney General Racine's announcement, would your client be willing to joint a consent praecipe to lift the protective order against me in Superior Court?

[AG Racine Secures Nearly \\$2 Million For Victims of Rent Hike Scam and District Through Trial Victory \(dc.gov\)](#)

Harry

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: rw1@gdllaw.com

www.gdllaw.com

[Quoted text hidden]



Harry Gural <harrygural@gmail.com>

Letter requesting consent praecipe to lift the protective order

11 messages

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

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

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

Thu, Aug 19, 2021 at 4:25 PM

Hello Harry,

We do not consent to such a proposal.

Thanks,

Gwynne



Gwynne L. Booth, Esq.

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

Fax: 202.452.1410
E-mail: glb@gdllaw.com

www.gdllaw.com



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[Quoted text hidden]

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

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

Tue, Mar 15, 2022 at 11:05 AM

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]

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

EXHIBIT E

Crown Account Regular

Account number: 1010025493649 ■ December 25, 2014 - January 28, 2015 ■ Page 1 of 3



HARRY D GURAL
3003 VAN NESS ST NW APT S707
WASHINGTON DC 20008-4711

Questions?

Available by phone 24 hours a day, 7 days a week:

1-800-TO-WELLS (1-800-869-3557)

TTY: 1-800-877-4833

En español: 1-877-727-2932

華語 1-800-288-2288 (6 am to 7 pm PT, M-F)

Online: wells Fargo.com

Write: Wells Fargo Bank, N.A. (389)
P.O. Box 6995
Portland, OR 97228-6995

You and Wells Fargo

Thank you for being a loyal Wells Fargo customer. We value your trust in our company and look forward to continuing to serve you with your financial needs.

Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wells Fargo.com or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input checked="" type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input checked="" type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>

Activity summary

Beginning balance on 12/25	██████████
Deposits/Additions	██████████
Withdrawals/Subtractions	██████████
Ending balance on 1/28	██████████

Account number: 1010025493649

HARRY D GURAL

Washington, DC account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 054001220

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo store.

Transaction history

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
12/26		Bill Pay Equity Residentl Recurringxxxxxx07071 on 12-26		██████████	██████████
12/31		New Venture Fund Payroll 58646400022518x Gural, Harry	██████████		██████████



Transaction history (continued)

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
1/2		Recurring Transfer to Gural H Way2Save Savings Ref #Opetvzlpes xxxxxx6327			
1/2		Bill Pay Chase Card Servi Recurringxxxxxxxxxx37609 on 01-02			
1/5		ATM Check Deposit on 01/04 5100 Wisconsin Ave NW Washington DC 0006072 ATM ID 0266Q Card 1041			
1/5		Bill Pay Chase Card Servi Recurringxxxxxxxxxx30593 on 01-05			
1/6		Bill Pay Rcn Cable on-Line xxxxxxxx84104 on 01-06			
1/12		ATM Withdrawal authorized on 01/10 5100 Wisconsin Ave NW Washington DC 0006928 ATM ID 0266Q Card 1041			
1/15		New Venture Fund Payroll 58862100031525x Gural, Harry			
1/16		Bill Pay Rcn Cable Recurringxxxxxxxxxx84104 on 01-16			
1/20		Barclaycard US Creditcard xxxxx1410 Harry Gural			
1/20		Barclaycard US Creditcard xxxxx0969 Harry Gural			
1/21		Bill Pay Chase Card Servi on-Line xxxxxxxxxxxx37609 on 01-21			
1/21		Bill Pay Verizon Wireless on-Line xxxxxxxxxxxx00001 on 01-21			
1/21		Bill Pay Verizon Wireless on-Line xxxxxxxxxxxx00001 on 01-21			
1/21		Bill Pay Chase Card Servi on-Line xxxxxxxxxxxx75225 on 01-21			
1/27		Bill Pay Equity Residenti Recurringxxxxxx07071 on 01-27		1,870.00	
Ending balance on 1/28					

Totals

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, please see the Wells Fargo Fee and Information Schedule and Account Agreement applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq to find answers to common questions about the monthly service fee on your account.

Fee period 12/25/2014 - 01/28/2015	Standard monthly service fee \$12.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
• Average daily balance	\$1,500.00	\$11,982.00 <input checked="" type="checkbox"/>
• Monthly automatic payment to a Wells Fargo home mortgage	1	0 <input type="checkbox"/>
• Combined balances in linked accounts, which may include	\$2,500.00	\$30,634.57 <input checked="" type="checkbox"/>
- Average daily balances in checking and savings accounts		
• Combined balances in linked accounts, which may include	\$5,000.00	\$0.00 <input type="checkbox"/>
- Average daily balances in time accounts and FDIC-insured retirement accounts		
• Combined balances in linked accounts, which may include	\$5,000.00	\$0.00 <input type="checkbox"/>
- Outstanding balances in consumer installment loans		
- Line amount in credit cards and consumer lines of credit		

J8J8

IMPORTANT ACCOUNT INFORMATION

Effective February 9, 2015, the combined balances waiver of the monthly service fee will not include credit limits on closed credit accounts.

Crown Account Regular

Account number: 1010025493649 ■ January 29, 2015 - February 26, 2015 ■ Page 1 of 4

WELLS
FARGO

HARRY D GURAL
3003 VAN NESS ST NW APT S707
WASHINGTON DC 20008-4711

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-TO-WELLS (1-800-869-3557)

TTY: 1-800-877-4833

En español: 1-877-727-2932

華語 1-800-288-2288 (6 am to 7 pm PT, M-F)

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (389)
P.O. Box 6995
Portland, OR 97228-6995

You and Wells Fargo

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Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wellsfargo.com or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input checked="" type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input checked="" type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>

Activity summary

Beginning balance on 1/29	██████████
Deposits/Additions	██████████
Withdrawals/Subtractions	- ██████████
Ending balance on 2/26	██████████

Account number: 1010025493649

HARRY D GURAL

Washington, DC account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 054001220

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo store.



Transaction history

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
1/29		ATM Withdrawal authorized on 01/29 215 Pennsylvania Ave. Washington DC 0000746 ATM ID 2345J Card 1041			
1/30		New Venture Fund Payroll 59094300021306x Gural, Harry			
2/2		Recurring Transfer to Gural H Way2Savo Savings Ref #Opetw9Zjwk xxxxxx6327			
2/3		Bill Pay Barclays Bank DE Recurringxxxxxxxx07995 on 02-03			
2/3		Bill Pay Chase Card Servi Recurringxxxxxxxx37609 on 02-03			
2/3		Bill Pay Chase Card Servi Recurringxxxxxxxx75225 on 02-03			
2/5		US Senate Fed Salary 013115 xxxxx2309 Harry Gural			
2/9		Bill Pay Verizon Wireless Recurringxxxxxxxx00001 on 02-09			
2/18		Bill Pay Barclays Bank DE on-Line Xxxxxxxxx07995 on 02-18			
2/18		Bill Pay Barclays Bank DE on-Line Xxxxxxxxx07995 on 02-18			
2/18		Bill Pay Rcn Cable Recurringxxxxxxxx84104 on 02-18			
2/18		Bill Pay Chase Card Servi on-Line Xxxxxxxxx75225 on 02-18			
2/18		Bill Pay Chase Card Servi on-Line Xxxxxxxxx75225 on 02-18			
2/20		US Senate Fed Salary 021515 xxxxx2309 Harry Gural			
2/25		Bill Pay Equity Residenti Recurringxxxxx07071 on 02-25		1,870.00	
2/26	1405	Check			
Ending balance on 2/26					
Totals					

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Summary of checks written (checks listed are also displayed in the preceding Transaction history)

Number	Date	Amount
1405	2/26	

Monthly service fee summary

For a complete list of fees and detailed account information, please see the Wells Fargo Fee and Information Schedule and Account Agreement applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq to find answers to common questions about the monthly service fee on your account.

Fee period 01/29/2015 - 02/26/2015	Standard monthly service fee \$12.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
• Average daily balance	\$1,500.00	\$8,208.00 <input checked="" type="checkbox"/>
• Monthly automatic payment to a Wells Fargo home mortgage	1	0 <input type="checkbox"/>
• Combined balances in linked accounts, which may include	\$2,500.00	\$27,104.86 <input checked="" type="checkbox"/>
- Average daily balances in checking and savings accounts		
• Combined balances in linked accounts, which may include	\$5,000.00	\$0.00 <input type="checkbox"/>
- Average daily balances in time accounts and FDIC-insured retirement accounts		
• Combined balances in linked accounts, which may include	\$5,000.00	\$0.00 <input type="checkbox"/>
- Outstanding balances in consumer installment loans		
- Line amount in credit cards and consumer lines of credit		

Crown Account Regular

Account number: [REDACTED] ■ December 25, 2015 - January 28, 2016 ■ Page 1 of 3



HARRY D GURAL
3003 VAN NESS ST NW APT S707
WASHINGTON DC 20008-4711

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-TO-WELLS (1-800-869-3557)

TTY: 1-800-877-4833

En español: 1-877-727-2932

華語 1-800-288-2288 (6 am to 7 pm PT, M-F)

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (389)
P.O. Box 6995
Portland, OR 97228-6995

You and Wells Fargo

Thank you for being a loyal Wells Fargo customer. We value your trust in our company and look forward to continuing to serve you with your financial needs.

Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wellsfargo.com or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input checked="" type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input checked="" type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>

Activity summary

Beginning balance on 12/25	[REDACTED]
Deposits/Additions	[REDACTED]
Withdrawals/Subtractions	[REDACTED]
Ending balance on 1/28	[REDACTED]

Account number: [REDACTED]

HARRY D GURAL

Washington, DC account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): [REDACTED]

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo store.



Transaction history

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
12/28		Bill Pay Equity Residenti Recurringxxxxxx07071 on 12-28		1,930.00	
1/4		Recurring Transfer to Gural H Way2Save Savings Ref			
1/5		US Senate Fed Salary Harry Gural			
1/5		Fid Bkg Svc LLC Moneyline Sck8D Harry D Gural			
1/5		Bill Pay Chase Card Servi on-Line on 01-05			
1/11		Bill Pay Verizon Wireless Recurring on 01-11			
1/15		Vanguard Buy Investment 011416 Harry D Gural			
1/19		Bill Pay Rcn Cable Recurring on 01-19			
1/20		US Senate Fed Salary Harry Gural			
1/21	1517	Check			
1/21	151	Check			
1/26		Bill Pay Equity Residenti Recurringxxxxxx07071 on 01-26		1,930.00	
1/28	1518	Check			
1/28	1515	Check			
1/28	1516	Check			
1/28	1519	Check			
Ending balance on 1/28					
Totals					

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Summary of checks written (checks listed are also displayed in the preceding Transaction history)

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
151	1/21		1516	1/28		1518	1/28	
1515 *	1/28		1517	1/21		1519	1/28	

* Gap in check sequence.

Monthly service fee summary

For a complete list of fees and detailed account information, please see the Wells Fargo Fee and Information Schedule and Account Agreement applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq to find answers to common questions about the monthly service fee on your account.

Fee period 12/25/2015 - 01/28/2016	Standard monthly service fee \$12.00	You paid \$0.00
How to avoid the monthly service fee		
Have any ONE of the following account requirements	Minimum required	This fee period
- Average daily balance	\$1,500.00	<input checked="" type="checkbox"/>
- Monthly automatic payment to a Wells Fargo home mortgage	1	0 <input type="checkbox"/>
- Combined balances in linked accounts, which may include	\$2,500.00	<input checked="" type="checkbox"/>
- Average daily balances in checking and savings accounts		
- Combined balances in linked accounts, which may include	\$5,000.00	\$0.00 <input type="checkbox"/>
- Average daily balances in time accounts and FDIC-insured retirement accounts		
- Combined balances in linked accounts, which may include	\$5,000.00	\$0.00 <input type="checkbox"/>
- Outstanding balances in consumer installment loans		
- Line amount in credit cards and consumer lines of credit		

Crown Account Regular

Account number: 1010025493649 ■ January 29, 2016 - February 25, 2016 ■ Page 1 of 3

WELLS
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HARRY D GURAL
3003 VAN NESS ST NW APT S707
WASHINGTON DC 20008-4711

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-TO-WELLS (1-800-869-3557)

TTY: 1-800-877-4833

En español: 1-877-727-2932

華語 1-800-288-2288 (6 am to 7 pm PT, M-F)

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (389)
P.O. Box 6995
Portland, OR 97228-6995

You and Wells Fargo

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Account options

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Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input checked="" type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input checked="" type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>



IMPORTANT ACCOUNT INFORMATION

Periodically, we may evaluate the timing of statements, monthly service fee assessment and interest payments to your accounts. We may adjust the timing in order to align your statement, monthly service fee assessment (if any) and interest payment dates with one another. You may receive a partial statement that reflects activity and interest payments from the last statement date to the date of the change. No monthly service fees will be assessed during a partial statement period and there will be no impact to your interest rate or compounding frequency.

Activity summary

Beginning balance on 1/29
Deposits/Additions
Withdrawals/Subtractions
Ending balance on 2/25

[REDACTED]

Account number: 1010025493649

HARRY D GURAL

Washington, DC account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 054001220



Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo store.

Transaction history

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
1/29	1520	Check			
2/1		Recurring Transfer to Gural H Way2Save Savings Ref #Ope5Chgwxf xxxxxx6327			
2/2		Bill Pay Barclays Bank DE Recurringxxxxxxxxxx67456 on 02-02			
2/2		Bill Pay Chase Card Servi Recurringxxxxxxxxxx75225 on 02-02			
2/5		US Senate Fed Salary 013116 xxxxx2309 Harry Gural			
2/8		ATM Withdrawal authorized on 02/07 1804 Adams Mill Road N Washington DC 0009319 ATM ID 0221N Card 1041			
2/9		Bill Pay Verizon Wireless Recurringxxxxxxxxxx00001 on 02-09			
2/17		US Senate Reimburse 021616			
2/17		Rmr*IV*Economist-Dem**400\Ref*Ck*Advertisement\			
2/17		Bill Pay Rcn Cable Recurringxxxxxxxxxx84104 on 02-17			
2/19		US Senate Fed Salary 021516 xxxxx2309 Harry Gural			
2/19		Chase Epay 160218 2527666777 MR Harry D Gural			
2/25		Bill Pay Equity Resident\ Recurringxxxxxxxxxx07071 on 02-25		1,930.00	
Ending balance on 2/25					
Totals			\$7,714.53	\$8,035.78	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Summary of checks written (checks listed are also displayed in the preceding Transaction history)

Number	Date	Amount
1520	1/29	

Monthly service fee summary

For a complete list of fees and detailed account information, please see the Wells Fargo Fee and Information Schedule and Account Agreement applicable to your account or talk to a banker. Go to wellsfargo.com/feetaq to find answers to common questions about the monthly service fee on your account.

Fee period 01/29/2016 - 02/25/2016	Standard monthly service fee \$12.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
- Average daily balance	\$1,500.00	\$15,474.00 <input checked="" type="checkbox"/>
- Monthly automatic payment to a Wells Fargo home mortgage	1	0 <input type="checkbox"/>
- Combined balances in linked accounts, which may include	\$2,500.00	\$35,920.15 <input checked="" type="checkbox"/>
- Average daily balances in checking and savings accounts		
- Combined balances in linked accounts, which may include	\$5,000.00	\$0.00 <input type="checkbox"/>
- Average daily balances in time accounts and FDIC-insured retirement accounts		
- Combined balances in linked accounts, which may include	\$5,000.00	\$0.00 <input type="checkbox"/>
- Outstanding balances in consumer installment loans		
- Line amount in credit cards and consumer lines of credit		

EXHIBIT F

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

██
3003 Van Ness Street, N.W. Apt ██████████
Washington, DC 20008

Date: 09/10/2016

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>3,546</u>
The dollar adjustment in your rent charged is:	\$ <u>71</u>
The percentage adjustment in your rent charged	<u>2.00</u> %
Your new rent charged is:	\$ <u>3,617</u>
The effective date is:	<u>09/10/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

[REDACTED]
3003 Van Ness Street, N.W. Apt **[REDACTED]**
Washington, DC 20008

Date: **[REDACTED]**

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>3,400</u>
The dollar adjustment in your rent charged is:	\$ <u>68</u>
The percentage adjustment in your rent charged	<u>2.00</u> %
Your new rent charged is:	\$ <u>3,468</u>
The effective date is:	<u>10/28/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

██
3003 Van Ness Street, N.W. Apt ██████████
Washington, DC 20008

Date: ██████████

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 3,306
The dollar adjustment in your rent charged is:	\$ 116
The percentage adjustment in your rent charged	3.50 %
Your new rent charged is:	\$ 3,422
The effective date is:	08/19/2015

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER’S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

██████████

3003 Van Ness Street, N.W. Apt # S0804
Washington, DC 20008

Date: ██████████

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A “NOTICE OF ELDERLY OR DISABLED STATUS” FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenant(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 3,115
The dollar adjustment in your rent charged is:	\$ 62
The percentage adjustment in your rent charged	2.00 %
Your new rent charged is:	\$ 3,177
The effective date is:	11/25/2016

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

Smith Property Holdings Van Ness L.P.
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Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

~~3003 Van Ness Street, N.W. Apt 3003~~
3003 Van Ness Street, N.W. Apt ~~3003~~
Washington, DC 20008

Date: ~~08/19/2016~~

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 3,422
The dollar adjustment in your rent charged is:	\$ 68
The percentage adjustment in your rent charged	2.00 %
Your new rent charged is:	\$ 3,490
The effective date is:	08/19/2016

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

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Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

~~3003 Van Ness Street, N.W. Apt #1100~~
3003 Van Ness Street, N.W. Apt #1100
Washington, DC 20008

Date: ~~01/12/2016~~

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,949</u>
The dollar adjustment in your rent charged is:	<u>\$ 103</u>
The percentage adjustment in your rent charged	<u>3.50 %</u>
Your new rent charged is:	<u>\$ 3,052</u>
The effective date is:	<u>01/12/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

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1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

██████████
3003 Van Ness Street, N.W. ██████████
Washington, DC 20008

Date: ██████████

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 3,603</u>
The dollar adjustment in your rent charged is:	<u>\$ 54</u>
The percentage adjustment in your rent charged	<u>1.50 %</u>
Your new rent charged is:	<u>\$ 3,657</u>
The effective date is:	<u>02/18/2016</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

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Washington, DC 20008

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1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9606

**HOUSING PROVIDER’S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

[REDACTED]
3003 Van Ness Street, N.W. Apt # **[REDACTED]**
Washington, DC 20008

Date: **[REDACTED]**

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A “NOTICE OF ELDERLY OR DISABLED STATUS” FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 3,615
The dollar adjustment in your rent charged is:	\$ 72
The percentage adjustment in your rent charged	2.00 %
Your new rent charged is:	\$ 3,687
The effective date is:	01/31/2017

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

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Washington, DC 20008

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Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

[REDACTED]
3003 Van Ness Street, N.W. Apt. [REDACTED]
Washington, DC 20008

Date: [REDACTED]

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenant(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 2,988</u>
The dollar adjustment in your rent charged is:	<u>\$ 105</u>
The percentage adjustment in your rent charged	<u>3.50 %</u>
Your new rent charged is:	<u>\$ 3,093</u>
The effective date is:	<u>08/23/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

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Washington, DC 20008

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1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

~~3003 Van Ness Street, N.W. Apt 3003~~
3003 Van Ness Street, N.W. Apt ~~3003~~
Washington, DC 20008

Date: ~~07/25/2015~~

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 4,104</u>
The dollar adjustment in your rent charged is:	<u>\$ 144</u>
The percentage adjustment in your rent charged	<u>3.50</u> %
Your new rent charged is:	<u>\$ 4,248</u>
The effective date is:	<u>07/25/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

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3003 Van Ness Street NW
Washington, DC 20008

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Housing Regulation Administration – Rental Accommodations Division (RAD)
1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

██████████
3003 Van Ness Street, N.W. Apt ██████████
Washington, DC 20008

Date: ██████████

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 3,616
The dollar adjustment in your rent charged is:	\$ 72
The percentage adjustment in your rent charged	2.00 %
Your new rent charged is:	\$ 3,688
The effective date is:	08/08/2016

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2016 through April 2017 is 0%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

Smith Property Holdings Van Ness L.P.
3003 Van Ness Street NW
Washington, DC 20008

District of Columbia Department of Housing and Community Development,
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1800 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS
OF ADJUSTMENT IN RENT CHARGED**

[REDACTED]
3003 Van Ness Street, N.W. Apt # **[REDACTED]**
Washington, DC 20008

Date: **[REDACTED]**

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	<u>\$ 3,114</u>
The dollar adjustment in your rent charged is:	<u>\$ 47</u>
The percentage adjustment in your rent charged	<u>1.50 %</u>
Your new rent charged is:	<u>\$ 3,161</u>
The effective date is:	<u>12/22/2015</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

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(202) 442-8505

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

[REDACTED]
3003 Van Ness Street, N.W. [REDACTED]
Washington, DC 20008

Date: [REDACTED]

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 4,616
The dollar adjustment in your rent charged is:	\$ 162
The percentage adjustment in your rent charged	3.50 %
Your new rent charged is:	\$ 4,778
The effective date is:	07/07/2015

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

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Washington, DC 20008

District of Columbia Department of Housing and Community Development
Housing Regulation Administration - Rental Accommodations Division (RAD)
1600 Martin Luther King Jr. Avenue SE, 2nd Floor
Washington, DC 20020
(202) 442-9508

HOUSING PROVIDER'S NOTICE TO TENANTS OF ADJUSTMENT IN RENT CHARGED

3003 Van Ness Street, N.W. Apt #
Washington, DC 20008

Date: 08/03/2015

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ 3,075
The dollar adjustment in your rent charged is:	\$ 108
The percentage adjustment in your rent charged	3.50 %
Your new rent charged is:	\$ 3,183
The effective date is:	08/03/2015

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2015 through April 2016 is 1.5%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.