

DISTRICT OF COLUMBIA
OFFICE OF ADMINISTRATIVE HEARINGS
One Judiciary Square
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Washington, DC 20001-2714

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HARRY GURAL,
Tenant/Petitioner,

v.

EQUITY RESIDENTIAL/ SMITH PROPERTY
HOLDINGS VANNESS LP,
Housing Provider/Respondent.

Case No.: 2016-DHCD-TP 30,855

In re: 3003 Van Ness Street, NW
S-707

ORDER SCHEDULING IN-PERSON EVIDENTIARY HEARING ON REMAND

A Final Order in this matter was entered on September 12, 2007. Claimant appealed, and on May 26, 2020, the Rental Housing Commission issued a Decision and Order that:

1. Reversed the dismissal of Tenant's claim that the rent increase was larger than the increase allowed by any applicable provision of the Act;
2. Remanded to continue the evidentiary hearing to provide Tenant the opportunity to call Avis Duvall (or another corporate representative of the Housing Provider) as a witness for direct examination on his rent increase claims and his retaliation claim, to the extent the latter are consistent with the Rental Housing Commission's decision; and
3. Vacated and remanded for further hearing the issue of whether Housing Provider retaliated against Tenant with respect to its lease renewal and eviction policies or practices.

This case has thus been reopened for further proceedings consistent with that Decision and Order.

A telephonic status conference was held on March 16, 2021. Tenant/Petitioner Harry Gural and Richard Luchs, Esquire, on behalf of Housing Provider/Respondent, appeared. Pursuant to the agreement of the parties, an in-person evidentiary hearing was scheduled for October 5, 2021. The evidentiary hearing was rescheduled by consent of the parties several times, and on January 24, 2023, Housing Provider filed a motion to dismiss. Due to the pending motion, I cancelled all future dates until adjudicating that motion.

By Order dated May 2, 2023, I denied Housing Provider's motion and scheduled a telephonic status conference for June 14, 2023 at 10:00 a.m. Tenant/Petitioner Harry Gural and Natasha Mishra, Esquire, on behalf of Housing Provider, Respondent, appeared. The parties agreed to scheduling an in-person evidentiary hearing on January 24, 2024 at 10:00 a.m., to be continued on January 25, 2024 at 10:00 a.m. if necessary.

Accordingly, **IT IS HEREBY ORDERED:**

1. The parties shall appear for an **in-person evidentiary hearing on Wednesday, January 24, 2024 at 10:00 a.m.**, at the Office of Administrative Hearings, **441 4th Street, NW, Suite 450N (the fourth floor on the north side of the building), Washington, DC 20001**. If necessary, the hearing will continue on **Thursday, January 25 2024 at 10:00 a.m.** Be sure to bring a photo identification card to enter the building. **If you do not appear for the hearing, you may lose the case.**
2. By no later than **July 31, 2023**, either party may submit a motion for permission to conduct discovery. Any request for discovery shall be specific as to the information requested how the discovery is to be conducted.
3. By no later than **December 15, 2023**, you must file with the Office of Administrative Hearings:
 - A. A copy of all documents, photographs or other items that you wish to present as evidence; and
 - B. A list of any witnesses you will ask to testify at the hearing.

All parties shall pre-mark their exhibits by placing a number in the lower right hand corner of the first page of the exhibit. Petitioner exhibits (PX) shall be numbered as follows 100, 101, 102, etc. Respondent exhibits (RX) shall be numbered as follows: 200, 201, 202, etc. If you do not file a copy of your documents or a witness list at least five calendar days before the hearing, the Judge may not allow you to call your witnesses or submit the documents during the hearing.

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

/s/ M. Colleen Currie

M. Colleen Currie
Chief Administrative Law Judge

Certificate of Service:

By First-Class Mail and Email where indicated:

Tenant/Petitioner:

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

Email: harrygural@gmail.com

Housing Provider/Respondent:

Greenstein DeLorme & Luchs, P.C.
Spencer B. Ritchie, Esquire
Natasha N. Mishra, Esquire
Richard W. Luchs, Esquire
801 17th Street NW Suite 1000
Washington, DC 20006

I hereby certify that on June 14, 2023 this document was caused to be served upon the parties listed on this page at the addresses listed and by the means stated.

C. Draughn /S/
Clerk / Deputy Clerk