

**DISTRICT OF COLUMBIA
OFFICE OF ADMINISTRATIVE HEARINGS**

<p>HARRY GURAL <i>Tenant/Petitioner,</i></p> <p style="text-align:center">v.</p> <p>EQUITY RESIDENTIAL MANAGEMENT and SMITH PROPERTY HOLDINGS VAN NESS LP <i>Housing Provider/Respondent</i></p>	<p>2016-DHCD-TP 30,855</p> <p><i>In re: 3003 Van Ness St. NW, S-707</i></p> <p>Chief Judge M. Colleen Currie</p>
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TENANT’S MOTION TO RECONSIDER EXHIBITS NOT ADMITTED AS EVIDENCE

Tenant submits his motion to for the Court to reconsider six Petitioner Exhibits that were not admitted into evidence at the evidentiary hearing on Feb. 28, 2024.

All six documents were provided by the Housing Provider to the Tenant as part of the limited discovery granted by the Court in its Order of October 17, 2023. All six documents were part of the documents held by the Housing Provider containing the word “Gural” or the phrase “Harry Gural.”

Tenant respectfully requests that the following Exhibits be admitted into evidence:

- **Exhibit 656** – 3003 Van Ness Statement for Harry Gural, (Feb. 1, 2013 to Aug. 6, 2016), *Respondent #000279*

This document is Equity Residential’s internal accounting of the rent charges and payments on the Tenant’s account. The document was provided by the Housing Provider to the Tenant as part of the court-ordered limited discovery. It demonstrates that Equity has consistently misreported the Tenant’s rents since 2013, undermining the Housing Provider’s claim that it was providing the Tenant a discount.

In addition, the document shows that in March through August 2016 the Housing Provider was sequencing charges and payments to the Tenant’s account to generate “Auto [parking] Late Fees.” This suggests that the Housing Provider’s overcharges of the Tenant *were made in bad faith*.

- **Exhibit 657** – Equity Residential internal log for Harry Gural, (Apr. 27, 2011 to Aug. 31, 2016), *Respondent #000325*

These are Equity Residential’s internal notes on the Tenant from 2013 to Aug. 31, 2016. On page 328, the Tenant’s rent for 2015 is listed as \$1,830. However, in public-facing documents, the Housing Provider listed the “rent” as \$2,118 (Exhibit 128). This suggests that – despite what Equity Residential has claimed – the corporation surely knew the meaning of the word “rent,” and therefore its rent increase demand of the Tenant *was made in bad faith*.

Page 320 of Exhibit 657 reveals that the Housing Provider was “Block[ing] Resident Portal Payments” in May 2016. In addition, it shows that the Housing Provider had marked the Tenant for eviction shortly before the hearing for Equity Residential’s lawsuit against the Tenant in the Landlord and Tenant Branch of DC Superior Court.

- **Exhibit 651** – Change in Rents Charged Worksheet, Equity Residential, (Apr. 1, 2016 to Apr. 30, 2016), *Respondent #000640-000644*

This document is part of the internal Equity Residential list of rent increases in April 2016. It lists an incorrect number (\$2,118) as the Tenant’s rent.

In addition, the document demonstrates that the Housing Provider lists the “rent charged” on many apartments as amounts that wildly exceed market rents at the time, most of which were advertised for less than \$2,000 per month (see Exhibit 130). For example, this document lists the rent on some *small* one-bedroom apartments as \$3,136, \$3,164 and \$3,480. This shows that Equity Residential had a systematic of falsely reporting rents, including the Tenant’s, demonstrating a pattern of raising rents *in bad faith*.

- **Exhibit 652** – Change in Rents Charged Worksheet, Equity Residential, (May 1, 2015 to May 31, 2015), *Respondent #003080-0030804*

The document lists an incorrect number (\$2,048) as the Tenant’s rent, which at the time was \$1,770 (plus \$100 for parking), according to the Tenant’s Wells Fargo bank statement (Exhibit 121).

- **Exhibit 624** – Email from Avis Duvall to Jesse Jennell, “Gabriel Fineman Letter to DC Office of the Tenant Advocate,” (Oct. 13, 2015) *Respondent #001959*

This email was also retrieved through the discovery process, which searched for documents associated with the Tenant. It shows that General Manager Avis Duvall was concerned about an email from resident Gabe Fineman, whom she quoted regarding the legal definition of the word “rent:” “Her [sic] contention is that “Rent”, is defined by DC Code section 42-3501.03 as the entire amount of money, money's worth,

benefit, bonus, or gratuity demanded, received or charged by a housing provider as a condition of occupancy or use of a rental unit, its related services, and its related facilities."

This demonstrates that Equity Residential was clearly made aware of the law underpinning rent stabilization, and therefore that the rent increases it demanded based on falsified "rents charged" *were made in bad faith*.

- **Exhibit 637** – Email from Avis Duvall to Jesse Jennell, "Fwd: 3003 Van Ness W404 Rent Increase Notice," (Sept. 23, 2015), *Respondent #001841*

This internal Equity Residential email, also retrieved through the document search, shows that as early as 2015 Equity employees knew that the company was demanding rent increases that far exceeded what is allowed by law. In this email, General Manager Avis Duvall tells Regional Manager Jesse Jennell that a rent increase demanded of a resident would be 9.35%. The Rental Housing Commission's maximum legal rent increase for that year was 3.4%. This again demonstrates that Equity Residential's rent increase practices *were in bad faith*.

Collectively, these exhibits lend credence to the Tenant's argument that the \$362 per month rent increase that Equity Residential demanded of him in the spring of 2016 was *made in bad faith*. This is important information given that the DC housing code §42–3509.01 mandates treble damages in the case of rent overcharges that are made in bad faith.

For these reasons, Tenant respectfully requests that the Court admit these exhibits as evidence.

Respectfully submitted,



HARRY GURAL
Tenant/Petitioner *pro se*

Email: harrygural@gmail.com
Telephone: (202) 527-2280

Dated: March 12, 2024

3003 Van Ness Resident Statement

Resident:	Gural, Harry (R KP01885683)	Move In Date:	3/6/2010	Deposits Required:	0.00
Resident Id:	29819-S-0707-1	Current Lease:	10/1/2023	Deposits Received:	0.00
From:	02/2013	Notice To Vacate:		Current Balance:	49,445.82
Through:	08/2016	Vacate Date:			

* The Balance shown may include next month's rent. If you moved out prior to your lease end date, the rent for the remainder of your lease term may also be reflected in the amount shown. In the case of such early termination rent, each monthly portion of the rent amount shown will be due on the first day of each month until a new resident moves into your apartment.

Date	Type	Description	Charges	Payments/Credits	Balance
2/1/2013	Balance	Balance Forward			0.00
2/25/2013	Check	#OPENBAL		1,961.00	-1,961.00
3/1/2013	Monthly Reserved Parking	March Charge	160.00		-1,801.00
3/1/2013	Monthly Apartment Rent	March Charge	300.16		-1,500.84
3/1/2013	Do Not Use	March Credit		7.74	-1,508.58
3/2/2013	Check	#133214664		52.00	-1,560.58
3/6/2013	Monthly Apartment Rent	March Charge	1,648.06		87.48
3/6/2013	Conc-Other	March Credit		43.61	43.87
3/6/2013	Do Not Use	March Credit		50.32	-6.45
3/8/2013	Monthly Apartment Rent	Renewal Credit Adjust.		87.22	-93.67
3/25/2013	Check (scanned)	#NP1		2,013.00	-2,106.67
3/25/2013	Monthly Parking	Guest parking 3/23	15.00		-2,091.67
4/1/2013	Monthly Apartment Rent	April Charge	1,965.00		-126.67
4/1/2013	Monthly Reserved Parking	April Charge	160.00		33.33
4/1/2013	Conc-Other	April Credit		52.00	-18.67
4/1/2013	Do Not Use	April Credit		60.00	-78.67
4/24/2013	Check (scanned)	#NP2		2,013.00	-2,091.67
5/1/2013	Monthly Apartment Rent	May Charge	1,965.00		-126.67
5/1/2013	Monthly Reserved Parking	May Charge	160.00		33.33
5/1/2013	Conc-Other	May Credit		52.00	-18.67
5/1/2013	Do Not Use	May Credit		60.00	-78.67

3003 Van Ness Resident Statement

Resident: Gural, Harry (R KP01885683)	Move In Date: 3/6/2010	Deposits Required: 0.00
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From: 02/2013	Notice To Vacate:	Current Balance: 49,445.82
Through: 08/2016	Vacate Date:	

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Date	Type	Description	Charges	Payments/Credits	Balance
5/28/2013	Check (scanned)	#NP3		2,013.00	-2,091.67
6/1/2013	Monthly Apartment Rent	June Charge	1,965.00		-126.67
6/1/2013	Monthly Reserved Parking	June Charge	100.00		-26.67
6/1/2013	Conc-Other	June Credit		52.00	-78.67
6/26/2013	Check (scanned)	#NP4		2,013.00	-2,091.67
7/1/2013	Monthly Apartment Rent	July Charge	1,965.00		-126.67
7/1/2013	Monthly Reserved Parking	July Charge	100.00		-26.67
7/1/2013	Conc-Other	July Credit		52.00	-78.67
7/30/2013	Check (scanned)	#NP5		2,013.00	-2,091.67
8/1/2013	Monthly Apartment Rent	August Charge	1,965.00		-126.67
8/1/2013	Monthly Reserved Parking	August Charge	100.00		-26.67
8/1/2013	Conc-Other	August Credit		52.00	-78.67
9/1/2013	Monthly Apartment Rent	September Charge	1,965.00		1,886.33
9/1/2013	Monthly Reserved Parking	September Charge	100.00		1,986.33
9/1/2013	Conc-Other	September Credit		52.00	1,934.33
9/3/2013	Check (scanned)	#NP6		2,013.00	-78.67
9/23/2013	Check	#138189831		2,013.00	-2,091.67
9/25/2013	Conc - Service Guarantee	Conc - Service Guarantee		90.00	-2,181.67
10/1/2013	Monthly Apartment Rent	October Charge	1,965.00		-216.67
10/1/2013	Monthly Reserved Parking	October Charge	100.00		-116.67
10/1/2013	Conc-Other	October Credit		52.00	-168.67

3003 Van Ness Resident Statement

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From: 02/2013	Notice To Vacate:	Current Balance: 49,445.82
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Date	Type	Description	Charges	Payments/Credits	Balance
11/1/2013	Monthly Apartment Rent	November Charge	1,965.00		1,796.33
11/1/2013	Monthly Reserved Parking	November Charge	100.00		1,896.33
11/1/2013	Conc-Other	November Credit		52.00	1,844.33
11/6/2013	Late Fee	Auto Late Fee	92.22		1,936.55
11/24/2013	Direct Debit	Account ending *		1,936.55	0.00
12/1/2013	Monthly Apartment Rent	December Charge	1,965.00		1,965.00
12/1/2013	Monthly Reserved Parking	December Charge	100.00		2,065.00
12/1/2013	Conc-Other	December Credit		52.00	2,013.00
12/2/2013	Check (scanned)	#NP7		2,013.00	0.00
12/27/2013	Check	#051000012273173		2,013.00	-2,013.00
1/1/2014	Monthly Apartment Rent	January Charge	1,965.00		-48.00
1/1/2014	Monthly Reserved Parking	January Charge	100.00		52.00
1/1/2014	Conc-Other	January Credit		52.00	0.00
1/28/2014	Check	#051000019266392		2,013.00	-2,013.00
2/1/2014	Monthly Apartment Rent	February Charge	1,965.00		-48.00
2/1/2014	Monthly Reserved Parking	February Charge	100.00		52.00
2/1/2014	Conc-Other	February Credit		52.00	0.00
2/21/2014	Conc-Other	3/14 Mid Month Adj.		45.29	-45.29
2/25/2014	Check	#051000013631241		2,013.00	-2,058.29
3/1/2014	Monthly Apartment Rent	March Charge	1,965.00		-93.29
3/1/2014	Monthly Reserved Parking	March Charge	100.00		6.71

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From: 02/2013	Notice To Vacate:	Current Balance: 49,445.82
Through: 08/2016	Vacate Date:	

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Date	Type	Description	Charges	Payments/Credits	Balance
3/1/2014	Conc-Other	March Credit		6.71	0.00
3/26/2014	Check	#051000013194042		1,870.00	-1,870.00
4/1/2014	Monthly Reserved Parking	April Charge	100.00		-1,770.00
4/1/2014	Monthly Apartment Rent	April Charge	2,048.00		278.00
4/1/2014	Conc - Rent Control	April Credit		278.00	0.00
4/28/2014	Check	#051000013633899		1,870.00	-1,870.00
5/1/2014	Monthly Apartment Rent	May Charge	2,048.00		178.00
5/1/2014	Monthly Reserved Parking	May Charge	100.00		278.00
5/1/2014	Conc - Rent Control	May Credit		278.00	0.00
5/29/2014	Check	#051000014877399		1,870.00	-1,870.00
6/1/2014	Monthly Apartment Rent	June Charge	2,048.00		178.00
6/1/2014	Monthly Reserved Parking	June Charge	100.00		278.00
6/1/2014	Conc - Rent Control	June Credit		278.00	0.00
6/26/2014	Check	#5100000000000		1,870.00	-1,870.00
7/1/2014	Monthly Apartment Rent	July Charge	2,048.00		178.00
7/1/2014	Monthly Reserved Parking	July Charge	100.00		278.00
7/1/2014	Conc - Rent Control	July Credit		278.00	0.00
7/28/2014	Check	#051000019745834		1,870.00	-1,870.00
8/1/2014	Monthly Apartment Rent	August Charge	2,048.00		178.00
8/1/2014	Monthly Reserved Parking	August Charge	100.00		278.00

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Date	Type	Description	Charges	Payments/Credits	Balance
8/1/2014	Conc - Rent Control	August Credit		278.00	0.00
8/27/2014	Check	#051000019005283		1,870.00	-1,870.00
9/1/2014	Monthly Apartment Rent	September Charge	2,048.00		178.00
9/1/2014	Monthly Reserved Parking	September Charge	100.00		278.00
9/1/2014	Conc - Rent Control	September Credit		278.00	0.00
9/26/2014	Check	#051000015452918		1,870.00	-1,870.00
10/1/2014	Monthly Apartment Rent	October Charge	2,048.00		178.00
10/1/2014	Monthly Reserved Parking	October Charge	100.00		278.00
10/1/2014	Conc - Rent Control	October Credit		278.00	0.00
10/28/2014	Check	#051000014038855		1,870.00	-1,870.00
11/1/2014	Monthly Apartment Rent	November Charge	2,048.00		178.00
11/1/2014	Monthly Reserved Parking	November Charge	100.00		278.00
11/1/2014	Conc - Rent Control	November Credit		278.00	0.00
11/26/2014	Check	#051000010009766		1,870.00	-1,870.00
12/1/2014	Monthly Apartment Rent	December Charge	2,048.00		178.00
12/1/2014	Monthly Reserved Parking	December Charge	100.00		278.00
12/1/2014	Conc - Rent Control	December Credit		278.00	0.00
12/29/2014	Check	#051000017936317		1,870.00	-1,870.00
1/1/2015	Monthly Apartment Rent	January Charge	2,048.00		178.00
1/1/2015	Monthly Reserved Parking	January Charge	100.00		278.00
1/1/2015	Conc - Rent Control	January Credit		278.00	0.00

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Date	Type	Description	Charges	Payments/Credits	Balance
1/28/2015	Check	#051000017795153		1,870.00	-1,870.00
2/1/2015	Monthly Apartment Rent	February Charge	2,048.00		178.00
2/1/2015	Monthly Reserved Parking	February Charge	100.00		278.00
2/1/2015	Conc - Rent Control	February Credit		278.00	0.00
2/26/2015	Check	#051000014691407		1,870.00	-1,870.00
3/1/2015	Monthly Apartment Rent	March Charge	2,048.00		178.00
3/1/2015	Monthly Reserved Parking	March Charge	100.00		278.00
3/1/2015	Conc - Rent Control	March Credit		278.00	0.00
3/26/2015	Check	#051000011043342		1,930.00	-1,930.00
4/1/2015	Monthly Reserved Parking	April Charge	100.00		-1,830.00
4/1/2015	Monthly Apartment Rent	April Charge	2,118.00		288.00
4/1/2015	Conc - Rent Control	April Credit		288.00	0.00
4/28/2015	Check	#051000012823889		1,870.00	-1,870.00
5/1/2015	Monthly Apartment Rent	May Charge	2,118.00		248.00
5/1/2015	Monthly Reserved Parking	May Charge	100.00		348.00
5/1/2015	Conc - Rent Control	May Credit		288.00	60.00
5/6/2015	Late Fee	Auto Late Fee	9.00		69.00
5/28/2015	Check	#051000010773602		1,870.00	-1,801.00
6/1/2015	Monthly Apartment Rent	June Charge	2,118.00		317.00
6/1/2015	Monthly Reserved Parking	June Charge	100.00		417.00

3003 Van Ness Resident Statement

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Date	Type	Description	Charges	Payments/Credits	Balance
6/1/2015	Conc - Rent Control	June Credit		288.00	129.00
6/6/2015	Late Fee	Auto Late Fee	18.00		147.00
6/26/2015	Check	#051000016245585		1,870.00	-1,723.00
7/1/2015	Monthly Apartment Rent	July Charge	2,118.00		395.00
7/1/2015	Monthly Reserved Parking	July Charge	100.00		495.00
7/1/2015	Conc - Rent Control	July Credit		288.00	207.00
7/6/2015	Late Fee	Auto Late Fee	27.00		234.00
7/26/2015	Reservation Fee	Reservation Fee	250.00		484.00
7/28/2015	Check	#051000014523640		1,870.00	-1,386.00
7/29/2015	Reservation Fee	Cancelled Reservation		250.00	-1,636.00
8/1/2015	Monthly Apartment Rent	August Charge	2,118.00		482.00
8/1/2015	Monthly Reserved Parking	August Charge	100.00		582.00
8/1/2015	Conc - Rent Control	August Credit		288.00	294.00
8/6/2015	Late Fee	Auto Late Fee	36.00		330.00
8/26/2015	Check	#051000019697832		1,870.00	-1,540.00
9/1/2015	Monthly Apartment Rent	September Charge	2,118.00		578.00
9/1/2015	Monthly Reserved Parking	September Charge	100.00		678.00
9/1/2015	Conc - Rent Control	September Credit		288.00	390.00
9/6/2015	Late Fee	Auto Late Fee	45.00		435.00
9/25/2015	Check	#012200240027132		1,870.00	-1,435.00
10/1/2015	Monthly Apartment Rent	October Charge	2,118.00		683.00
10/1/2015	Monthly Reserved Parking	October Charge	100.00		783.00

3003 Van Ness Resident Statement

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Date	Type	Description	Charges	Payments/Credits	Balance
10/1/2015	Conc - Rent Control	October Credit		288.00	495.00
10/6/2015	Late Fee	Auto Late Fee	54.00		549.00
11/1/2015	Monthly Apartment Rent	November Charge	2,118.00		2,667.00
11/1/2015	Monthly Reserved Parking	November Charge	100.00		2,767.00
11/1/2015	Conc - Rent Control	November Credit		288.00	2,479.00
11/6/2015	Late Fee	Auto Late Fee	332.70		2,811.70
12/1/2015	Monthly Apartment Rent	December Charge	2,118.00		4,929.70
12/1/2015	Monthly Reserved Parking	December Charge	100.00		5,029.70
12/1/2015	Conc - Rent Control	December Credit		288.00	4,741.70
12/4/2015	Check	#9839		1,930.00	2,811.70
12/4/2015	Check	#9840		1,930.00	881.70
12/4/2015	Check	#9841		549.00	332.70
12/14/2015	Check	#012200240036054		15.00	317.70
12/28/2015	Check	#012200240026824		1,930.00	-1,612.30
12/30/2015	Other Miscel. Income	Guest Parking	15.00		-1,597.30
1/1/2016	Monthly Apartment Rent	January Charge	2,118.00		520.70
1/1/2016	Monthly Reserved Parking	January Charge	100.00		620.70
1/1/2016	Conc - Rent Control	January Credit		288.00	332.70
1/7/2016	Late Fee	VP Approved-Customer Service		332.70	0.00
1/26/2016	Check	#012200240060493		1,930.00	-1,930.00
2/1/2016	Monthly Apartment Rent	February Charge	2,118.00		188.00

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Date	Type	Description	Charges	Payments/Credits	Balance
2/1/2016	Monthly Reserved Parking	February Charge	100.00		288.00
2/1/2016	Conc - Rent Control	February Credit		288.00	0.00
2/25/2016	Check	#012200240030657		1,930.00	-1,930.00
3/1/2016	Monthly Apartment Rent	March Charge	2,118.00		188.00
3/1/2016	Monthly Reserved Parking	March Charge	100.00		288.00
3/1/2016	Conc - Rent Control	March Credit		288.00	0.00
3/23/2016	Check	#012200240025797		1,995.00	-1,995.00
4/1/2016	Monthly Reserved Parking	April Charge	100.00		-1,895.00
4/1/2016	Monthly Apartment Rent	April Charge	2,192.00		297.00
4/6/2016	Late Fee	Auto Late Fee	44.55		341.55
4/13/2016	Check	#012200240026803		15.00	326.55
4/13/2016	Monthly Parking	Guest Parking	15.00		341.55
4/25/2016	Check	#012200240033873		1,995.00	-1,653.45
5/1/2016	Monthly Apartment Rent	May Charge	2,192.00		538.55
5/1/2016	Monthly Reserved Parking	May Charge	100.00		638.55
5/6/2016	Late Fee	Auto Late Fee	89.10		727.65
5/13/2016	Monthly Parking	Guest Parking	15.00		742.65
5/16/2016	Monthly Parking	Guest Parking	15.00		757.65
5/24/2016	Check	#012200240059690		1,995.00	-1,237.35
6/1/2016	Check	#012200240081159		45.00	-1,282.35
6/1/2016	Monthly Apartment Rent	June Charge	2,192.00		909.65
6/1/2016	Monthly Reserved Parking	June Charge	100.00		1,009.65

3003 Van Ness Resident Statement

Resident: Gural, Harry (R KP01885683)	Move In Date: 3/6/2010	Deposits Required: 0.00
Resident Id: 29819-S-0707-1	Current Lease: 10/1/2023	Deposits Received: 0.00
From: 02/2013	Notice To Vacate:	Current Balance: 49,445.82
Through: 08/2016	Vacate Date:	

* The Balance shown may include next month's rent. If you moved out prior to your lease end date, the rent for the remainder of your lease term may also be reflected in the amount shown. In the case of such early termination rent, each monthly portion of the rent amount shown will be due on the first day of each month until a new resident moves into your apartment.

Date	Type	Description	Charges	Payments/Credits	Balance
6/6/2016	Late Fee	Auto Late Fee	131.40		1,141.05
6/24/2016	Check	#012200240027026		1,995.00	-853.95
7/1/2016	Monthly Apartment Rent	July Charge	2,192.00		1,338.05
7/1/2016	Monthly Reserved Parking	July Charge	100.00		1,438.05
7/6/2016	Late Fee	Auto Late Fee	175.95		1,614.00
8/1/2016	Monthly Apartment Rent	August Charge	2,192.00		3,806.00
8/1/2016	Monthly Reserved Parking	August Charge	100.00		3,906.00
8/6/2016	Late Fee	Auto Late Fee	343.80		4,249.80

Recurring Charges

Effective Dates	Description	Amount	Current?
3/6/2010 - 3/4/2011	Do Not Use	(\$160.00)	N
3/6/2010 - 3/31/2012	Monthly Apartment Rent	\$1,786.00	N
3/6/2010 - 3/31/2019	Monthly Reserved Parking	\$100.00	N
3/6/2011 - 9/30/2011	Do Not Use	(\$160.00)	N
10/1/2011 - 3/5/2012	Do Not Use	(\$60.00)	N
3/6/2012 - 3/30/2012	Do Not Use	(\$60.00)	N
4/1/2012 - 3/5/2013	Monthly Apartment Rent	\$1,861.00	N
5/14/2012 - 3/4/2013	Do Not Use	(\$60.00)	N
3/6/2013 - 5/30/2013	Do Not Use	(\$60.00)	N
3/6/2013 - 3/4/2014	Conc-Other	(\$52.00)	N
3/6/2013 - 3/31/2014	Monthly Apartment Rent	\$1,965.00	N
4/1/2014 - 3/31/2015	Monthly Apartment Rent	\$2,048.00	N
4/1/2014 - 3/31/2015	Conc - Rent Control	(\$278.00)	N
4/1/2015 - 3/31/2016	Conc - Rent Control	(\$288.00)	N
4/1/2015 - 3/31/2016	Monthly Apartment Rent	\$2,118.00	N
4/1/2016 - 3/31/2017	Monthly Apartment Rent	\$2,192.00	N
4/1/2017 - 3/31/2018	Monthly Apartment Rent	\$2,236.00	N
6/1/2017 - 6/18/2017	Conc - Rent Control	(\$303.00)	N
4/1/2018 - 3/31/2019	Monthly Apartment Rent	\$2,305.00	N
4/1/2019 - 3/31/2020	Monthly Apartment Rent	\$2,383.00	N
4/1/2019 - 3/31/2020	Monthly Reserved Parking	\$160.00	N
4/1/2020 - 2/28/2022	Monthly Reserved Parking	\$160.00	N
4/1/2020 - 2/28/2022	Monthly Apartment Rent	\$2,383.00	N
3/1/2022 - 9/30/2023	Monthly Apartment Rent	\$2,454.00	N
3/1/2022 - 9/30/2023	Monthly Reserved Parking	\$175.00	N

3003 Van Ness Resident Statement

Resident: Gural, Harry (R KP01885683)	Move In Date: 3/6/2010	Deposits Required: 0.00
Resident Id: 29819-S-0707-1	Current Lease: 10/1/2023	Deposits Received: 0.00
From: 02/2013	Notice To Vacate:	Current Balance: 49,445.82
Through: 08/2016	Vacate Date:	

* The Balance shown may include next month's rent. If you moved out prior to your lease end date, the rent for the remainder of your lease term may also be reflected in the amount shown. In the case of such early termination rent, each monthly portion of the rent amount shown will be due on the first day of each month until a new resident moves into your apartment.

Date	Type	Description	Charges	Payments/Credits	Balance
		10/1/2023 - 3/31/2015	Monthly Reserved Parking	\$185.00	Y
		10/1/2023 - 3/31/2015	Monthly Apartment Rent	\$2,601.00	Y

Date	Type	Created By	Text
8/31/2016	BCAST	ADUVALL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/31/2016	BCAST	ADUVALL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/29/2016	BCAST	MCRUZBARZOL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/26/2016	BCAST	RHICKOX	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/25/2016	BCAST	MCRUZBARZOL	Broadcast Email Sent to Resident

Date	Type	Created By	Text
8/25/2016	BCAST	RHICKOX	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/23/2016	BCAST	MCRUZBARZOL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/23/2016	BCAST	MCRUZBARZOL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/17/2016	RNOTES	JHENRY	CBG/ Del. Account Audit Account Eviction is in process; Legal Fees not charged; Resident has been paying late or short since 3/23/2016; Last payment \$1,995 on 6/24/2016; Partial Prior/Current Month Due plus late fees
Date	Type	Created By	Text
8/16/2016	BCAST	MCRUZBARZOL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/12/2016	BCAST	MCRUZBARZOL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/11/2016	BCAST	MCRUZBARZOL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/8/2016	BCAST	MCRUZBARZOL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/5/2016	BCAST	MCRUZBARZOL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/3/2016	BCAST	MCRUZBARZOL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/30/2016	BCAST	JJACKSON2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/29/2016	BCAST	JJACKSON2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/28/2016	BCAST	MCRUZBARZOL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/25/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/22/2016	BCAST	ADUVALL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/18/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/15/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/14/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/12/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/11/2016	RNOTES	MCRUZ2	Property has updated residents status to Block Resident Portal Payments on 7/11/2016 by MCRUZ2
Date	Type	Created By	Text
7/11/2016	DELQ	MCRUZ2	Eviction checked on 7/11/2016 Case Number: ; Court Name: ; Judgment Type: PM; Amount: 0.00; Judgment Interest Awarded: N; Interest Percentage: 0.00; Attorney Name: ; Attorney Addr1: ; Attorney Addr2: ; Attorney City: ; Attorney State: ; Attorney Zip: ; Attorney Phone: ; Attorney Email: ;
Date	Type	Created By	Text

7/7/2016 BCAST MCRUZ2 Broadcast Email Sent to Resident

Date	Type	Created By	Text
7/7/2016	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
7/6/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
7/5/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/30/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/28/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/27/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/24/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/22/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/20/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/17/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/17/2016	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
6/12/2016	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
6/10/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/9/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/9/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/9/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/8/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/8/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/7/2016	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
6/3/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
5/31/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
5/29/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident

Date	Type	Created By	Text
5/27/2016	BCAST	JJACKSON2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/24/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/20/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/20/2016	RNOTES	MCRUZ2	Property has updated residents status to no longer Block Resident Portal Payments on 5/20/2016 by MCRUZ2
Date	Type	Created By	Text
5/20/2016	DELQ	MCRUZ2	Eviction unchecked on 5/20/2016
Date	Type	Created By	Text
5/12/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/12/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/10/2016	RNOTES	MCRUZ2	Property has updated residents status to Block Resident Portal Payments on 5/10/2016 by MCRUZ2
Date	Type	Created By	Text
5/10/2016	DELQ	MCRUZ2	Eviction checked on 5/10/2016 Case Number: ; Court Name: ; Judgment Type: PM; Amount: 0.00; Judgment Interest Awarded: N; Interest Percentage: 0.00; Attorney Name: ; Attorney Addr1: ; Attorney Addr2: ; Attorney City: ; Attorney State: ; Attorney Zip: ; Attorney Phone: ; Attorney Email: ;
Date	Type	Created By	Text
5/7/2016	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
Date	Type	Created By	Text
5/4/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/3/2016	RNOTES	JHENRY	CBG/ Renewal Audit All fees were applied accurately.
Date	Type	Created By	Text
4/22/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/19/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/13/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/12/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/12/2016	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
Date	Type	Created By	Text
4/7/2016	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
Date	Type	Created By	Text
4/5/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/4/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
3/28/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text

3/22/2016 BCAST ADUVALL Broadcast Email Sent to Resident

Date	Type	Created By	Text
3/21/2016	RFU	ADUVALL	On 3/18/16 I met with Harry and let him know that we would not be giving him a concession for his upcoming lease term. He stated he will get an attorney, pay the increase of CPI plus 2% and put the balance in escrow.
3/15/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
3/14/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
3/8/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
3/1/2016	BCAST	MSUCHY	Broadcast Email Sent to Resident
2/19/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
2/18/2016	BCAST	ADUVALL	Broadcast Email Sent to Resident
2/16/2016	BCAST	ADUVALL	Broadcast Email Sent to Resident
2/15/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
2/11/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
2/11/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
2/10/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
2/10/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
2/5/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
2/1/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
1/29/2016	BCAST	MSUCHY	Broadcast Email Sent to Resident
1/27/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
1/23/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
1/22/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
1/21/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
1/20/2016	BCAST	MSUCHY	Broadcast Email Sent to Resident

1/15/2016 BCAST MCRUZ2 Broadcast Email Sent to Resident

Date	Type	Created By	Text
1/11/2016	LTR	MSUCHY	Notice of Lease Violation printed by MSUCHY
1/7/2016	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
1/6/2016	BCAST	MSUCHY	Broadcast Email Sent to Resident
1/5/2016	BCAST	MCRUZ2	Broadcast Email Sent to Resident
12/30/2015	BCAST	ABOTTIAUX	Broadcast Email Sent to Resident
12/22/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
12/21/2015	BCAST	ABOTTIAUX	Broadcast Email Sent to Resident
12/18/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
12/17/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
12/12/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
12/10/2015	BCAST	MSUCHY	Broadcast Email Sent to Resident
12/9/2015	BCAST	ABOTTIAUX	Broadcast Email Sent to Resident
12/7/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
12/5/2015	DELQ	JJACKSON2	Eviction unchecked on 12/5/2015
11/30/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
11/24/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
11/24/2015	DELQ	MCRUZ2	Eviction checked on 11/24/2015 Case Number: ; Court Name: ; Judgment Type: PM; Amount: 0; Judgment Interest Awarded: N; Interest Percentage: 0; Attorney Name: ; Attorney Addr1: ; Attorney Addr2: ; Attorney City: ; Attorney State: ; Attorney Zip: ; Attorney Phone: ; Attorney Email: ;
11/24/2015	DELQ	MCRUZ2	Eviction unchecked on 11/24/2015
11/19/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
11/19/2015	BCAST	MSUCHY	Broadcast Email Sent to Resident
11/17/2015	DELQ	JHENRY	CBG/ Del. Account Audit Account Eviction is in process; Legal Fees not charged

Resident has not made a payment since 9/25/15; Prior/Current months Rent, Parking and Late Fees

Date	Type	Created By	Text
11/16/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
11/12/2015	BCAST	MSUCHY	Broadcast Email Sent to Resident
11/12/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
11/3/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
10/30/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
10/29/2015	BCAST	MSUCHY	Broadcast Email Sent to Resident
10/26/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
10/16/2015	BCAST	MSUCHY	Broadcast Email Sent to Resident
10/14/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
10/13/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
10/9/2015	DELQ	MCRUZ2	Eviction checked on 10/9/2015 Case Number: ; Court Name: ; Judgment Type: PM; Amount: 0; Judgment Interest Awarded: N; Interest Percentage: 0; Attorney Name: ; Attorney Addr1: ; Attorney Addr2: ; Attorney City: ; Attorney State: ; Attorney Zip: ; Attorney Phone: ; Attorney Email: ;
10/7/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
9/30/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
9/28/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
9/18/2015	LTR	ADUVALL	Force Place Insurance Letter 1 printed
9/17/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
9/12/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
9/7/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
9/4/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
8/25/2015	BCAST	ADUVALL	Broadcast Email Sent to Resident
8/17/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com

Date	Type	Created By	Text
8/14/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/12/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
Date	Type	Created By	Text
8/11/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/7/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
Date	Type	Created By	Text
8/6/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/26/2015	RSV	MSUCHY	Your Club Room Reservation has been approved. Reservation on Jul 30 2015 From 07:30PM To 09:30PM
			\$250.00 is due and payable once your reservation has been confirmed by a member of our team. The amount will be immediately charged to your account.
			Rules for amenity reserved: You may reserve the club room if you are a current resident of Archstone Van Ness. There are certain days and hours the room is not able to be booked but please check with the front desk or office staff for these dates. The room can be rented for 4 hours for \$250 and an additional \$100 for every additional hour. You must sign and complete the rental agreement with the office staff upon reserving the club room. The room will be inspected after its use and any damages will be charged to the residents rental account. All reservation must end by 11:00 p.m..
			Cancellation Policy: You must cancel 24 hours prior to the event or you will be charged.
			*This is an automated message, please do not reply to this email.
Date	Type	Created By	Text
7/24/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/17/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
Date	Type	Created By	Text
7/12/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
Date	Type	Created By	Text
7/7/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/7/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
Date	Type	Created By	Text
7/2/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
6/22/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
6/17/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
Date	Type	Created By	Text
6/12/2015	RNOTES	MCRUZ2	Hey Jesse,

We are currently working on the C-17 project that you sent to us the other day and looking through different accounts, there is the one for Harry Gural in S 707.

Hes currently month to month and has still received a C-17 for the month of April, May & June

I see that Merci entered a renewal negotiation for you to approve back in February, attempting to negotiate for what appears to be a 12 month renewal, however talking to Avis, I have found out that from her understanding he was attempting to negotiate that rate for month to month and it was never meant to be for a 12 month lease?

In the negotiation Merci submitted the term was noted as 12 months, then she went ahead and changed the numbers in MRI for the resident to pay what you approved and generated a new lease for him to sign, but he never submitted his electronic signature, so the lease renewal in DocuSign ended up expiring by itself, which is why its month to month.

Avis also told me that this resident has been trying to negotiate on behalf of other residents for them not to sign a 12 month lease and to remain month to month and not pay the DC legal premium rate.

Do you happen to have an email from Merci or something in regard to him going month to month at that rate, so we can add it to the file? or would you like me to just remove the C-17 concession completely from his account due to fact of him not signing the lease renewal....?

Please let us know

Date	Type	Created By	Text
6/12/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
6/10/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/10/2015	BCAST	MSUCHY	Broadcast Email Sent to Resident
6/8/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/8/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/8/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
6/7/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
6/5/2015	BCAST	ADUVALL	Broadcast Email Sent to Resident
5/22/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
5/20/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
5/17/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
5/15/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
5/13/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident

Date	Type	Created By	Text
5/12/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/12/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
Date	Type	Created By	Text
5/11/2015	BCAST	MSUCHY	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/8/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/7/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/7/2015	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
Date	Type	Created By	Text
5/5/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/4/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/1/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/30/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/24/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/23/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/23/2015	BCAST	YKUONEN	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/21/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/20/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/15/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/12/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/12/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/10/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/8/2015	BCAST	ADUVALL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/3/2015	BCAST	MCRUZ2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/1/2015	BCAST	ADUVALL	Broadcast Email Sent to Resident

Date	Type	Created By	Text
3/11/2015	BCAST	MKEARNEY	Broadcast Email Sent to Resident
3/11/2015	BCAST	ADUVALL	Broadcast Email Sent to Resident
3/5/2015	BCAST	MKEARNEY	Broadcast Email Sent to Resident
3/4/2015	BCAST	MKEARNEY	Broadcast Email Sent to Resident
2/19/2015	BCAST	MKEARNEY	Broadcast Email Sent to Resident
2/18/2015	BCAST	MKEARNEY	Broadcast Email Sent to Resident
2/17/2015	RENOG	MKEARNEY	Renewal Negotiation 4/1/2015 MKEARNEY Renewal Acknowledged
2/17/2015	RENOG	JJENNELL	Renewal Negotiation Approved
2/16/2015	RENOG	MKEARNEY	Renewal Negotiation Submitted for 04/01/2015 Jesse Jennell,

Please reply with either "I Approve" or "I Reject"

To record any additional notes in MRI, please use GO END with your comments in the middle. View the Renewal Demo at <http://home.eqrworld.com/intranet/otd/docs/SMEReview/L8aC/L8aC.htm>

This will allow your email response to be recorded correctly in MRI.

Harry Gural
29819-S-0707-1
Renewal Effective Date: 04/01/2015
Move In Date: 03/06/2010
NTV Date: N/A

Current Rent: 2048.00
Current Term: 12
Unit Amenities: 165.00
Avg. new lease rate: 0.00
Avg. new lease w/o amenities: 0.00
Last Achieved Renewal Increase: N/A
Last Term if MTM: N/A
Last Term Rent: 0.00
Increase Over Last Term Rent: 0.0

Current Renewal Offer (for term to be negotiated)
Renewal Amount: 2118.00
Floor Amount: 2075.00
Street at Expiration: 1950.00
Quoted Increase: 3.4

12 Month Quote: 2118.00
Current Term Quote: 2118.00

Negotiated Term and Rent:
Term: 12
Rent: 1830.00
Increase over Current Rent: -10.6
Renewal vs Street: -6.2
Reason: Current NET: 1770.00

Current Legal:2048.00
 Street:1950.00
 Requested:1830.00 - Resident rejected previous offer of 1865.00. He is planning on setting up escrow and proceed with a legal action if his increase is over 3.4% on NET.
 Requested by : MKEARNEY

Property/Unit Information
 Current Occ: 95.2
 Project Occ:
 Week Ending 02/22/2015: 95.5
 Week Ending 03/01/2015: 95.3
 Week Ending 03/08/2015: 95.2
 Week Ending 03/15/2015: 95.2
 Current LTL: 5.5
 1B LTL:6.4

Resident Information:
 Number of times late: 0
 Number of NSF's: 0

Date	Type	Created By	Text
2/13/2015	RENNOG	MKEARNEY	Renewal Negotiation 4/1/2015 MKEARNEY Renewal Acknowledged

Date	Type	Created By	Text
2/9/2015	RENNOG	JJENNELL	Renewal Negotiation Declined Offer 1865

Date	Type	Created By	Text
2/9/2015	RENNOG	MKEARNEY	Renewal Negotiation Submitted for 04/01/2015 Jesse Jennell,

Please reply with either "I Approve" or "I Reject"

To record any additional notes in MRI, please use GO END with your comments in the middle. View the Renewal Demo at
<http://home.eqrworld.com/intranet/otd/docs/SMEReview/L8aC/L8aC.htm>

This will allow your email response to be recorded correctly in MRI.

Harry Gural
 29819-S-0707-1
 Renewal Effective Date: 04/01/2015
 Move In Date: 03/06/2010
 NTV Date: N/A

Current Rent: 2048.00
 Current Term: 12
 Unit Amenities: 165.00
 Avg. new lease rate: 2116.00
 Avg. new lease w/o amenities: 1994.00
 Last Achieved Renewal Increase: N/A
 Last Term if MTM: N/A
 Last Term Rent: 0.00
 Increase Over Last Term Rent: 0.0

Current Renewal Offer (for term to be negotiated)
 Renewal Amount: 2118.00
 Floor Amount: 2075.00
 Street at Expiration: 1965.00
 Quoted Increase: 3.4

12 Month Quote: 2118.00
 Current Term Quote: 2118.00

Negotiated Term and Rent:
 Term: 12
 Rent: 1830.00
 Increase over Current Rent: -10.6

Renewal vs Street: -6.9
Reason: Current Legal:2048.00
Current NET: 1770.00
Street:1965.00
Recommended:1830.00

Note: Resident is the president fo Tenants association.

(I received a letter (attached) from Smith Property Holdings Van Ness L.P. dated Jan. 15, 2015, that claims that my new rent beginning on Apr. 1 will be 2,118. This increase is calculated incorrectly.

District of Columbia laws allow a maximum rent increase of 2% plus CPI-W in rent control buildings. The CPI-W for the last year is 1.4% so the maximum allowable rent increase is:

$$1,770 \times 3.4\% = 60$$

Therefore the maximum total rent would be:

$$1,770 + 60 = 1,830$$

The difference between the legal maximum (1,830) and the amount Smith Property Holdings intends to bill me is:

$$2,118 - 1,830 = 288 \text{ monthly}$$

The annual overcharge by Smith Property Holdings for the next calendar year would be:

$$288 \times 12 = 3,456$$

These overcharges are illegal under the laws of the District of Columbia.

Please send me a revised letter with the proper legal new rent listed -- 1,830. I would appreciate it if you would expedite this matter.)

Requested by : MKEARNEY

Property/Unit Information

Current Occ: 94.9

Project Occ:

Week Ending 02/15/2015: 94.9

Week Ending 02/22/2015: 94.9

Week Ending 03/01/2015: 94.5

Week Ending 03/08/2015: 94.4

Current LTL: 6.3

1B LTL:7.3

Resident Information:

Number of times late: 0

Number of NSF's: 0

Date	Type	Created By	Text
2/5/2015	BCAST	MKEARNEY	Broadcast Email Sent to Resident
Date	Type	Created By	Text
2/3/2015	BCAST	ADUVALL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
2/2/2015	BCAST	ADUVALL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
1/26/2015	BCAST	MKEARNEY	Broadcast Email Sent to Resident
Date	Type	Created By	Text
1/13/2015	BCAST	MKEARNEY	Broadcast Email Sent to Resident

Date	Type	Created By	Text
1/13/2015	BCAST	MKEARNEY	Broadcast Email Sent to Resident
Date	Type	Created By	Text
1/8/2015	BCAST	HGIBSON	Broadcast Email Sent to Resident
Date	Type	Created By	Text
12/31/2014	BCAST	JPURNELL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
12/23/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
12/15/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
12/13/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
12/10/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
12/1/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
12/1/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
11/25/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
11/24/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
11/21/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
11/14/2014	RNOTES	PORTAL_USER	Resident updated security question and answer on My.Equityapartments.com
Date	Type	Created By	Text
11/6/2014	BCAST	MKEARNEY	Broadcast Email Sent to Resident
Date	Type	Created By	Text
10/31/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
10/30/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
10/26/2014	BCAST	JPURNELL	Broadcast Email Sent to Resident
Date	Type	Created By	Text
10/14/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
10/9/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
10/7/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
10/3/2014	BCAST	HGIBSON	Broadcast Email Sent to Resident
Date	Type	Created By	Text
9/25/2014	BCAST	MKEARNEY	Broadcast Email Sent to Resident
Date	Type	Created By	Text

9/24/2014 BCAST CKEYSIII Broadcast Email Sent to Resident

Date	Type	Created By	Text
9/22/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
9/9/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
9/5/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
9/5/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
9/4/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
8/29/2014	BCAST	MKEARNEY	Broadcast Email Sent to Resident
8/29/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
8/28/2014	BCAST	LLYONS	Broadcast Email Sent to Resident
8/23/2014	BCAST	MKEARNEY	Broadcast Email Sent to Resident
8/1/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
7/30/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
7/28/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
7/24/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
7/16/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
7/11/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
7/3/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
7/3/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
7/3/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
6/27/2014	BCAST	HGIBSON	Broadcast Email Sent to Resident
6/25/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
6/25/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
6/18/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident

Date	Type	Created By	Text
6/13/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
6/9/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/23/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/15/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/12/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/12/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/9/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/6/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/5/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/5/2014	BCAST	MKEARNEY	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/30/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/23/2014	BCAST	MKEARNEY	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/15/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/15/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/11/2014	BCAST	HGIBSON	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/7/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/7/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/7/2014	THKU	HGIBSON	Dear Harry: We just want to say thank you for a being a wonderful resident. We, the team at Archstone Van Ness, have enjoyed you being an important part of our community. We're glad that you have made the choice to continue to call Archstone Van Ness home for another year. If you ever have any questions or concerns please don't hesitate to reach out to the management team. Thank you again for your continued stay.
Date	Type	Created By	Text
4/2/2014	BCAST	CKEYSIII	Broadcast Email Sent to Resident

Date	Type	Created By	Text
3/24/2014	THKU	HGIBSON	Dear Harry: We just want to say thank you for a being a wonderful resident. We, the team at Archstone Van Ness, have enjoyed you being an important part of our community. We're glad that you have made the choice to continue to call Archstone Van Ness home for another year. If you ever have any questions or concerns please don't hesitate to reach out to the management team. Thank you again for your continued stay.

Date	Type	Created By	Text
3/21/2014	LTR	HGIBSON	Force Place Insurance Letter 1 printed

Date	Type	Created By	Text
3/21/2014	LTR	HGIBSON	Force Place Insurance Letter 1 printed

Date	Type	Created By	Text
3/21/2014	RNOTES	HGIBSON	Dear Harry: For your protection as well as the community's, your lease agreement with us requires that you maintain a policy of liability insurance that provides limits of liability of at least \$100,000. Our records show that we have not yet received evidence of current coverage, as required by your lease. If you have not already supplied evidence of coverage, please contact us so we can update our files. Otherwise, you will need to deliver evidence of your insurance coverage to the management office within 15 days of the date of this letter. The required coverage can be obtained either through your own insurance agent or through Equity Residential's preferred provider, Assurant Specialty Property. You can reach Assurant directly at www.rentersdirect.com or by calling 1800554.6434. If you do obtain insurance from another you must have Archstone Van Ness named as an "Interested Party" on the policy. Again, it is important that our residents maintain the required coverage. We would like to thank you in advance for your participation and cooperation. If you have any questions or concerns please feel free to reach out to the management office 202.244.7811

Date	Type	Created By	Text
3/18/2014	RENNOG	MKEARNEY	Renewal Negotiation 4/1/2014 MKEARNEY Renewal Acknowledged

Date	Type	Created By	Text
3/18/2014	RENNOG	EMAIL	Renewal Negotiation Approved

Date	Type	Created By	Text
3/18/2014	RENNOG	MKEARNEY	Renewal Negotiation Submitted for 04/01/2014 Jesse Jennell, Please reply with either "I Approve" or "I Reject" To record any additional notes in MRI, please use GO END with your comments in the middle. View the Renewal Demo at http://home.eqrworld.com/intranet/otd/docs/SMERreview/L8aC/L8aC.htm This will allow your email response to be recorded correctly in MRI. Harry Gural 29819-S-0707-1 Renewal Effective Date: 04/01/2014 Move In Date: 03/06/2010 NTV Date: N/A Current Rent: 1786.00

Current Term: 12
 Unit Amenities: 165.00
 Avg. new lease rate: 2004.00
 Avg. new lease w/o amenities: 1812.00
 Last Achieved Renewal Increase: N/A
 Last Term if MTM: N/A
 Last Term Rent: 0.00
 Increase Over Last Term Rent: 0.0

Current Renewal Offer (for term to be negotiated)
 Renewal Amount: 2048.00
 Floor Amount: 2007.00
 Street at Expiration: 1760.00
 Quoted Increase: 14.7

12 Month Quote: 2048.00
 Current Term Quote: 2048.00

Negotiated Term and Rent:

Term: 12
 Rent: 1770.00
 Increase over Current Rent: -0.9
 Renewal vs Street: 0.6
 Reason: Resident has been MTM for couple of years. Wants to sign a 12 month renewal at the Street rate. I already offered 1850.00 per RM approval but resident is insisting since rest of his tier currently available is at 1740.00.
 PLease advise
 Requested by : MKEARNEY

Property/Unit Information

Current Occ: 93.4
 Project Occ:
 Week Ending 03/23/2014: 93.6
 Week Ending 03/30/2014: 93.3
 Week Ending 04/06/2014: 92.1
 Week Ending 04/13/2014: 92.3
 Current LTL: 8.0
 1B LTL:8.9

Resident Information:

Number of times late: 0
 Number of NSF's: 0

Date	Type	Created By	Text
3/6/2014	BCAST	CKEYS	Broadcast Email Sent to Resident
1/28/2014	RNOTES	STAYLOR3	** CBG/ Notification Email to property* C16 credit is accurate. C16 ends on 3/5/2014.
1/23/2014	BCAST	MKEARNEY	Broadcast Email Sent to Resident
1/17/2014	BCAST	MKEARNEY	Broadcast Email Sent to Resident
1/17/2014	BCAST	JPURNELL	Broadcast Email Sent to Resident
12/30/2013	BCAST	CTOLLIVER	Broadcast Email Sent to Resident
12/30/2013	BCAST	CTOLLIVER	Broadcast Email Sent to Resident
12/19/2013	LTR	HGIBSON	Force Place Insurance Letter 1 printed
Date	Type	Created By	Text

12/18/2013 BCAST HGIBSON Broadcast Email Sent to Resident

Date	Type	Created By	Text
12/14/2013	BCAST	JJACKSON2	Broadcast Email Sent to Resident
12/4/2013	BCAST	MKEARNEY	Broadcast Email Sent to Resident
11/24/2013	BCAST	JPURNELL	Broadcast Email Sent to Resident
11/22/2013	BCAST	MKEARNEY	Broadcast Email Sent to Resident
11/19/2013	BCAST	MKEARNEY	Broadcast Email Sent to Resident
11/17/2013	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
11/12/2013	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
11/7/2013	DELQ	SYSADM	Automatic Delinquency Email sent to resident at harygural@gmail.com
10/28/2013	BCAST	TMCCOY	Broadcast Email Sent to Resident
10/15/2013	BCAST	TFONES	Broadcast Email Sent to Resident
10/9/2013	BCAST	TFONES	Broadcast Email Sent to Resident
9/26/2013	BCAST	TMCCOY	Broadcast Email Sent to Resident
9/26/2013	BCAST	TMCCOY	Broadcast Email Sent to Resident
9/18/2013	BCAST	TFONES	Broadcast Email Sent to Resident
9/13/2013	BCAST	TFONES	Broadcast Email Sent to Resident
9/9/2013	BCAST	TMCCOY	Broadcast Email Sent to Resident
9/8/2013	BCAST	VJEAN-SIMON	Broadcast Email Sent to Resident
8/27/2013	BCAST	TFONES	Broadcast Email Sent to Resident
8/27/2013	BCAST	TFONES	Broadcast Email Sent to Resident
8/23/2013	BCAST	TFONES	Broadcast Email Sent to Resident
8/13/2013	BCAST	TFONES	Broadcast Email Sent to Resident
8/8/2013	BCAST	TFONES	Broadcast Email Sent to Resident

Date	Type	Created By	Text
8/6/2013	BCAST	TMCCOY	Broadcast Email Sent to Resident
Date	Type	Created By	Text
8/3/2013	BCAST	JJACKSON2	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/18/2013	BCAST	TFONES	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/18/2013	BCAST	TFONES	Broadcast Email Sent to Resident
Date	Type	Created By	Text
7/15/2013	BCAST	TFONES	Broadcast Email Sent to Resident
Date	Type	Created By	Text
6/13/2013	BCAST	TFONES	Broadcast Email Sent to Resident
Date	Type	Created By	Text
6/13/2013	BCAST	TFONES	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/17/2013	BCAST	TMCCOY	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/11/2013	BCAST	TMCCOY	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/11/2013	BCAST	TMCCOY	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/11/2013	BCAST	JCROMAN	Broadcast Email Sent to Resident
Date	Type	Created By	Text
5/9/2013	BCAST	TFONES	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/25/2013	BCAST	TFONES	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/24/2013	BCAST	TFONES	Broadcast Email Sent to Resident
Date	Type	Created By	Text
4/19/2013	BCAST	TFONES	Broadcast Email Sent to Resident
Date	Type	Created By	Text
3/25/2013	BCAST	TFONES	Broadcast Email Sent to Resident
Date	Type	Created By	Text
3/11/2013	BCAST	TFONES	Broadcast Email Sent to Resident
Date	Type	Created By	Text
3/10/2013	RNOTES	SYSADM	RESPORTAL: Harry Gural in building number S and apartment number 0707 has made the following changes to their Profile information: JobTitle - Old Value: New Value: ; EmpAddress1 - Old Value: Congressman Barney Frank New Value: House Financial Services Commi; EmpAddress2 - Old Value: 2252 Rayburn House Office Bldg New Value: B-371A Rayburn House ; Emergency contact cell phone - Old Value: New Value: ; COPTED - Old Value: Y New Value: N;
Date	Type	Created By	Text
2/23/2013	WEL	ASN	WH Added during ASN Conversion
Date	Type	Created By	Text
4/27/2011	AMEND	ASN	4/27/2011: Base rent changed from \$1,750.00 to \$1,786.00.; 6/18/2010:

[Rent Control Compliance, 7.0a] [12/16/2015]

Equity Residential (EQUITY)
 3003 Van Ness (VANNES)
 Change In Rents Charged Worksheet On: 04/01/2016 To 04/30/2016

[Page 1 of 3]

EXHIBIT
 651

Respondent 000640

To avoid a \$25.00 per property Late Fee, Submit through the RCC website by February 20th.

Blg #	Unit #	Tenant	Type	Status	Move In	Lease Exp.	Last Increase	Increase On	Rent Charged	Market Rent	New Rent Charged	CPI Based Increase	Petition Based Increases
3003 Van Ness Street, N.W.													
001	S0101	Vacant	2BR/1BA	G	11/08/2014	11/07/2015	11/08/2014	04/01/2016	2107	0			74
001	S0107	Chris Pirisino, Sarita Perales	Med1Br	G	03/10/2012	03/31/2016	04/01/2015	04/01/2016	2713	0			95
001	S0217	Michael Weaver	Eff	G	04/24/2015	04/23/2016	04/24/2015	04/24/2016	2732	0			96
001	S0220	Benjamin McKee, Alanna Tievsky	Del1Br	G	04/12/2014	04/11/2016	04/12/2015	04/12/2016	3097	0			108
001	S0221	Cheryl Thoren	Eff	G	04/05/2013	04/04/2016	04/05/2015	04/05/2016	2267	0			79
001	S0409	Leon Lewis	Sm1Br	G	04/03/2015	04/02/2016	04/03/2015	04/03/2016	3136	0			110
001	S0423	Nicholas Serrano, Yulia Danilina	Sm1Br	G	04/18/2015	04/18/2016	04/18/2015	04/19/2016	3164	0			111
001	S0501	Elizabeth Rekowski, Melanie Jones	2BR/1BA	G	04/19/2014	04/18/2016	04/19/2015	04/19/2016	3848	0			135
001	S0505	Phuong Nguyen, Hoang Do	Med1Br	G	04/04/2014	04/03/2016	04/04/2015	04/04/2016	2231	0			78
001	S0519	Patricia Villaruz	Eff	G	04/11/2014	04/10/2016	04/11/2015	04/11/2016	2568	0			90
001	S0613	Charles Titus	Sm1Br	G	03/23/2012	03/22/2016	04/01/2015	04/01/2016	2480	0			87
001	S0623	Kathy Chiao, Alexandra Bonagura	Sm1Br	G	04/30/2014	04/27/2016	04/28/2015	04/28/2016	3164	0			111
001	S0706	Christopher Miller	Eff	D	04/21/2015	04/20/2016	04/21/2015	04/21/2016	2629	0			39
001	S0707	Harry Gural	Med1Br	G	03/06/2010	03/31/2015	04/01/2015	04/01/2016	2118	0			74
001	S0806	Vacant	Eff	G	08/15/2005	08/14/2009	09/01/2014	04/01/2016	2311	0			81
001	S0810	Sarah Murran	Sm1Br	G	04/22/2015	04/21/2016	04/22/2015	04/22/2016	3480	0			122
001	S0815	Dwane Samuels, Francis Perez Del Valle	1Br	G	01/15/2013	01/14/2016	01/15/2015	04/01/2016	2941	0			103
001	S0921	Marcus Henry	Eff	G	04/23/2015	04/22/2016	04/23/2015	04/23/2016	2560	0			90
001	S0923	Vacant	Sm1Br	G	04/09/2014	04/08/2015	04/09/2015	04/09/2016	2671	0			93
001	S1008	Carolina Acosta, Ernesto Gordillo	Med1Br	G	03/10/2012	03/31/2016	04/01/2015	04/01/2016	2816	0			99
001	S1025	Embassy of the Peoples Republic of China	2BR/1BA	G	04/25/2015	04/24/2016	04/25/2015	04/25/2016	3967	0			139
001	S1104	Embassy of the Peoples Republic Of China	Med1Br	G	12/31/2013	12/30/2015	12/31/2014	04/01/2016	2832	0			99
001	W0111	Hyman Cole	Eff	E	03/20/2012	03/31/2016	04/01/2015	04/01/2016	1729	0			26
001	W0124	Katherine Whatley, Michael Whatley	Med1Br	G	02/28/2013	02/27/2016	02/28/2015	04/01/2016	2634	0			92
001	W0125	Daniel Knappmiller	Sm1Br	G	04/23/2015	04/22/2016	04/23/2015	04/23/2016	2602	0			91
001	W0133	Rosemary Adams, Alexander Langhorne	Sm1Br	G	02/07/2015	02/06/2016	02/07/2015	04/01/2016	2459	0			86
001	W0202	Thomas McGinty	Del1Br	G	03/15/2013	03/31/2016	04/01/2015	04/01/2016	3074	0			108
001	W0218	Couroche Kalantary, Gilda Kurti	1Br	G	03/26/2011	03/31/2016	04/01/2015	04/01/2016	2201	0			77

To avoid a \$25.00 per property Late Fee, Submit through the RCC website by February 20th.

Respondent 00064

Blg #	Unit #	Tenant	Type	Status	Move In	Lease Exp.	Last Increase	Increase On	Rent Charged	Market Rent	New Rent Charged	Increase	CPI Based Increase	Petition Based Increases
001	W0223	Alina Yarakhmedova, Douglas Thomas	Med1Br	G	04/17/2015	04/16/2016	04/17/2015	04/17/2015	3546	0			124	
001	W0310	Vacant	Del1Br	G	10/28/2013	10/27/2015	10/28/2014	04/01/2016	3080	0			108	
001	W0312	Santana Crouse, Ashanti Murrain	1Br	G	04/04/2015	04/03/2016	04/04/2015	04/04/2016	3312	0			116	
001	W0332	G Keefe, R Karston, J Karsten, E St John, L 2BR/2BA	G	04/26/2014	04/25/2016	04/26/2015	04/26/2016	04/26/2016	4773	0			167	
001	W0403	Yongmo Ahn	Eff	G	04/07/2014	04/06/2016	04/07/2015	04/07/2016	2606	0			91	
001	W0409	M Finazzo, J Grysavage, L Shirwani	Den1Br	G	04/26/2014	04/25/2016	04/26/2015	04/26/2016	3423	0			120	
001	W0414	Vacant	1Br	G	09/28/2014	09/27/2015	09/28/2014	04/01/2016	3287	0			115	
001	W0511	Embassy Lebanese, Carla Jazzar	Del1Br	G	02/10/2004	03/31/2016	04/01/2015	04/01/2016	2445	0			86	
001	W0523	Karen Reinauer	Med1Br	G	04/05/2013	04/04/2016	04/05/2015	04/05/2016	2925	0			102	
001	W0614	Vacant	1Br	G	11/11/1995	09/30/2006	10/01/2014	04/01/2016	2577	0			90	
001	W0620	Vacant	1Br	G	12/15/2013	12/14/2015	12/15/2014	04/01/2016	3113	0			109	
001	W0622	Luzelena Casanova	Med1Br	G	04/30/2015	04/29/2016	04/30/2015	04/30/2016	3546	0			124	
001	W0623	Nancy Morales Texachua, Ricardo Trejo	Med1Br	G	04/29/2015	04/28/2016	04/29/2015	04/29/2016	3546	0			124	
001	W0631	Navneet Jaswal, Sandeep Mahajan	Med1Br	G	04/09/2014	04/08/2016	04/09/2015	04/09/2016	3309	0			116	
001	W0707	Priya Chopra	Eff	G	04/19/2014	04/18/2016	04/19/2015	04/19/2016	2286	0			80	
001	W0709	Vacant	Den1Br	E	11/07/2013	11/06/2015	11/07/2014	04/01/2016	3356	0			50	
001	W0727	Jeffrey Stevenson Jr.	Del1Br	G	04/01/2013	03/31/2016	04/01/2015	04/01/2016	2972	0			104	
001	W0731	Martin Keeney	Med1Br	G	04/19/2013	04/18/2016	04/19/2015	04/19/2016	2907	0			102	
001	W0807	Larissa Da Silva	Eff	G	03/19/2011	03/31/2016	04/01/2015	04/01/2016	1826	0			64	
001	W0809	Vacant	Den1Br	G	12/15/2013	12/14/2015	12/15/2014	04/01/2016	3423	0			120	
001	W0825	Chinese Embassy	Sm1Br	G	04/08/2013	04/07/2016	04/08/2015	04/08/2016	2445	0			86	
001	W0905	Erin Lindgren, Claude Warzecha	1Br	G	04/26/2013	04/25/2016	04/26/2015	04/26/2016	3109	0			109	
001	W0908	Kathryn Berlin, Anne Drury, Alexis Niekamp	Den1Br	G	03/10/2012	03/31/2016	04/01/2015	04/01/2016	3338	0			117	
001	W0909	Vacant	Den1Br	E	11/15/2008	11/30/2014	12/01/2014	04/01/2016	2542	0			38	
001	W0915	Bernard Lejeune, Leslie Thomas	1Br	G	04/22/2015	04/21/2016	09/04/2014	04/22/2016	3287	0			115	
001	W0925	Aaron Gluck, Camila Rodriguez Campo	Sm1Br	G	04/17/2015	04/16/2016	04/17/2015	04/17/2016	2602	0			91	
001	W1008	Vacant	Den1Br	G	01/24/2015	01/23/2016	01/24/2015	04/01/2016	3672	0			129	
001	W1033	Lindsey Petry, Colin Petry	2BR/2BA	G	04/07/2015	04/06/2016	04/07/2015	04/07/2016	5033	0			176	
001	W1108	Michael Nagle, Kyle Byrd	Den1Br	G	04/04/2014	04/03/2016	04/04/2015	04/04/2016	3672	0			129	
001	W1111	Veronice Holt	Del1Br	G	03/01/2004	03/31/2014	04/01/2015	04/01/2016	2289	0			80	
001	W1119	Vacant	1Br	G	02/07/2013	02/06/2016	02/07/2015	04/01/2016	3113	0			109	

To avoid a \$25.00 per property Late Fee, Submit through the RCC website by February 20th.

Blg #	Unit #	Tenant	Type	Status	Move In	Lease Exp.	Last Increase	On Increase	Rent Charged	Market Rent	New Rent Charged	Increase	CPI Based Increase	Petition Based Increases
001	W1122	Matthew Brodsky	Med1Br	G	08/01/2008	07/31/2015	08/01/2014	04/01/2016	2397	0			84	
001	W1125	Abby Harvey, Daniel Carlson	Sm1Br	G	04/05/2014	04/04/2016	04/05/2015	04/05/2016	2445	0			86	
001	W1126	Vacant	Med1Br	G	12/05/2013	12/04/2015	12/05/2014	04/01/2016	2925	0			102	
001	W1129	Vacant	Med1Br	G	11/19/2011	11/30/2015	12/01/2014	04/01/2016	2806	0			98	

[Key]

The CPI Based Increase Is Based On The Published CPI Increase For The Current Rent Control Petition Based Increases Are Based On Prior Unused Petition Based Increase Balances Amount Enclosed In A Square Bracket [X] Is The Selected Increase.

**Current CPI 1.5%
 General 3.5%
 Elderly/Disabled 1.5%**

**# Of Potential Increases: 63
 # Of Rent Controlled: 0
 # Of Exempt: 0
 Total Increase Amount: 0
 Service Type: X**

- Check this box if you are also sending a correction sheet for misspelled tenant names and/or incorrect current Rent Charged amounts. If you are correcting the Rent Charged amounts we also need to know that date that the Rent Charged was changed.
- Check this box if you are NOT taking any Rent Charged Increases this month and FAX this form back to us. Enter Desired Notice Date: _____

INCREASES WILL NOT BE TAKEN UNLESS THE SECTION BELOW IS COMPLETED & SIGNED EACH MONTH!

I _____, the undersigned, hereby declare I am an authorized agent for the owner and affirm that the Rental Unit(s) (Print Clearly)

and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct. I understand that willful false statements may jeopardize the validity of the increases to be taken on the Rental Unit(s); and that all statements made of my own knowledge are true and all statements made on information and belief are believed to be true.

 Signature Date Title

To avoid a \$25.00 per property Late Fee, submit by January 20th.

Respondent 00064

Bldg #	Unit #	Tenant	Type	Status	Move In	Lease Exp.	Last Increase	Increase On	Rent Charged	Market Rent	New Rent Charged	Increase	CPI Based Increase	Petition Based Increases
001	S0101	Vacant	2BR/1BA	G	11/08/2014	11/07/2015	11/08/2014	3/1/2016	2107	0			74	0
001	S0109	Nearly Ung	Sm1Br	G	03/18/2015	03/17/2016	03/18/2015	3/18/2016	3136	0	3246	110	[110]	0
001	S0201	Ceara Flake	2BR/1BA	G	02/27/2010	02/28/2014	03/01/2015	3/1/2016	1934	0	2002	68	[68]	0
001	S0216	Corinne Rucker	Eff	G	02/06/2010	02/28/2014	03/01/2015	3/1/2016	1410	0	1459	49	[49]	0
001	S0517	Edward Wyatt	Eff	G	03/29/2014	03/28/2016	03/29/2015	3/29/2016	2419	0	2504	85	[85]	0
001	S0621	Ethan Trevino, Jennifer Trevino	Eff	G	03/08/2015	03/07/2016	03/08/2015	3/8/2016	2652	0	2745	93	[93]	0
001	S0704	Catherine Brescia	Med1Br	G	12/12/2015	12/11/2016	12/12/2015	12/12/2016	3115	0			99	0
001	S0805	Ruth Rose	Med1Br	G	03/01/2003	02/28/2014	03/01/2015	3/1/2016	2121	0	2195	74	[74]	0
001	S0806	Vacant	Eff	G	08/15/2005	08/14/2009	09/01/2014	3/1/2016	2311	0			81	0
001	S0917	Blake Delaplane, Chester Hubbard	Eff	G	03/15/2015	03/14/2016	03/15/2015	3/15/2016	2732	0	2828	96	[96]	0
001	S1011	Andrew Lavenburg, Thomas Corcoran	1Br	G	03/14/2015	03/13/2016	01/13/2014	3/14/2016	2612	0	2703	91	[91]	0
001	S1018	Isabella Gelleitch	1Br	E	02/23/2010	02/29/2016	03/01/2015	3/1/2016	2086	0	2117	31	[31]	0
001	S1105	Philip Matcovich	Med1Br	G	02/28/2014	03/02/2016	03/03/2015	3/3/2016	2658	0	2751	93	[93]	0
001	W0104	Mary Jane Maxwell	1Br	G	03/20/2014	03/19/2016	03/20/2015	3/20/2016	3287	0	3402	115	[115]	0
001	W0207	Timothy Olmstead	Eff	G	03/17/2013	03/16/2016	03/17/2015	3/17/2016	1907	0	1974	67	[67]	0
001	W0208	Sharon Buck	Den1Br	E	02/06/1999	02/28/2014	03/01/2015	3/1/2016	2236	0	2270	34	[34]	0
001	W0209	Mariana Barros, Steven Titus, Stephanie	Den1Br	G	03/30/2014	03/29/2016	03/30/2015	3/30/2016	3423	0	3543	120	[120]	0
001	W0230	Xiaoju Guo	Med1Br	G	02/06/2012	02/28/2016	03/01/2015	3/1/2016	2806	0	2904	98	[98]	0
001	W0310	Vacant	Del1Br	G	10/28/2013	10/27/2015	10/28/2014	3/1/2016	3080	0			108	0
001	W0318	David Hendin	1Br	G	03/09/2013	03/08/2016	03/09/2015	3/9/2016	3113	0	3222	109	[109]	0
001	W0325	Silvia Savich	Sm1Br	G	02/26/2005	02/28/2014	03/01/2015	3/1/2016	1752	0	1813	61	[61]	0
001	W0405	Moshe Elmaleh	1Br	G	03/31/2014	03/30/2016	03/31/2015	3/31/2016	3139	0	3249	110	[110]	0
001	W0414	Vacant	1Br	G	09/28/2014	09/27/2015	09/28/2014	3/1/2016	3287	0			115	0
001	W0415	Daniel Green, Sean Guy	1Br	G	03/01/2012	02/29/2016	03/01/2015	3/1/2016	2952	0	3055	103	[103]	0
001	W0614	Vacant	1Br	G	11/11/1995	09/30/2006	10/01/2014	3/1/2016	2577	0			90	0
001	W0621	Monika Hinterman	Med1Br	G	03/13/2015	03/12/2016	03/13/2015	3/13/2016	3065	0	3172	107	[107]	0
001	W0709	Vacant	Den1Br	E	11/07/2013	11/06/2015	11/07/2014	3/1/2016	3356	0			50	0
001	W0724	Robyn Angley, Heather Cogswell	Med1Br	G	03/04/2015	03/03/2016	03/04/2015	3/4/2016	3198	0	3310	112	[112]	0
001	W0802	Mark Lolacono, Lisette Jamora	Del1Br	G	03/14/2013	03/13/2016	03/14/2015	3/14/2016	2950	0	3053	103	[103]	0

Respondent 00064

To avoid a \$25.00 per property Late Fee, submit by January 20th.

Bldg #	Unit #	Tenant	Type	Status	Move In	Lease Exp.	Last Increase	Increase On	Rent Charged	Market Rent	New Rent Charged	Increase	CPI Based Increase	Petition Based Increases
001	W0803	Thomas Trimbur	Eff	G	02/11/2006	02/28/2014	03/01/2015	3/1/2016	2218	0	2296	78	[78]	0
001	W0901	Zhong Dan, Eric Crain, Piyou Tan	2BR/2BA	G	02/12/2005	02/28/2014	03/01/2015	3/1/2016	3591	0	3717	126	[126]	0
001	W0909	Vacant	Den1Br	E	11/15/2008	11/30/2014	12/01/2014	3/1/2016	2542	0			38	0
001	W0931	Edward Sair	Med1Br	G	05/15/2000	02/28/2014	03/01/2015	3/1/2016	3070	0	3177	107	[107]	0
001	W1012	Kelly Tucker, Brittany Goetsch	1Br	G	03/15/2014	03/16/2016	03/17/2015	3/17/2016	3287	0	3402	115	[115]	0
001	W1028	Luciano Melo, William Parker Jr	2BR/2BA	G	03/07/2014	03/06/2016	03/07/2015	3/7/2016	4330	0	4482	152	[152]	0
001	W1105	Melissa Weeden, Gentold HasanBelliu	1Br	G	03/31/2014	03/30/2016	03/31/2015	3/31/2016	3287	0	3402	115	[115]	0
001	W1119	Vacant	1Br	G	02/07/2013	02/06/2016	02/07/2015	3/1/2016	3113	0			109	0
001	W1122	Matthew Brodsky	Med1Br	G	08/01/2008	07/31/2015	08/01/2014	3/1/2016	2397	0			84	0
001	W1129	Vacant	Med1Br	G	11/19/2011	11/30/2015	12/01/2014	3/1/2016	2806	0			98	0

[Key]

The CPI Based Increase Is Based On The Published CPI Increase For The Current Rent Control	Current CPI	1.5%	# Of Potential Increases:	39
Petition Based Increases Are Based On Prior Unused Petition Based Increase Balances	General	3.5%	# Of Rent Controlled:	28
Amount Enclosed In A Square Bracket [x] Is The Selected Increase.	Elderly/Disabled	1.5%	# Of Exempt:	0
			Total Increase Amount:	2622

- Check this box to confirm that all tenant names, Move In Dates, Lease Expiration Dates and Rent Charged amounts are correct!
- Check this box if you are NOT taking any Rent Charged Increases this month.

Enter Desired Notice Date: _____

INCREASES WILL NOT BE TAKEN UNLESS THE SECTION BELOW IS COMPLETED & SIGNED EACH MONTH!

I Yolanda Johnson, the undersigned, hereby declare I am an authorized agent for the owner and affirm that the Rental Unit(s) _____
 Name _____

and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct. I understand that willful false statements may jeopardize the validity of the increases to be taken on the Rental Unit(s); and that all statements made of my own knowledge are true and all statements made on information and belief are believed to be true.

/Yolanda Johnson/ _____ 12/14/2015 _____ Pricing Coordinator
 Signature _____ Date _____ Title _____

[Rent Control Compliance, 7.0a]	[1/14/2015]
Equity Residential (EQUITY) Archstone Van Ness (VANNES) Change In Rents Charged Worksheet On: 05/01/2015 To 05/31/2015	
[Page 1 of 3]	

To avoid a \$25.00 per property Late Fee, FAX back by March 20th. FAX 240-361-6163

Blg #	Unit #	Tenant	Type	Status	Move In	Lease Exp.	Last Increase	Increase On	Rent Charged	Market Rent	New Rent Charged	CPI Based Increase	Petition Based Increases
3003 Van Ness Street, N.W.													
001	S0122	Ali Elomarabi, Omer Elomarabi	Sm1Br	G	05/10/2014	05/09/2015	05/10/2014	05/10/2015	3060	0			107
001	S0206	Laura Krause, Tyrone Krause	Eff	G	05/30/2014	05/29/2015	05/30/2014	05/30/2015	2347	0			82
001	S0209	Vacant	Sm1Br	E	04/06/2012	04/30/2014	05/01/2014	05/01/2015	2264	0			34
001	S0212	Shub Shub	1Br	G	01/01/1999	05/31/1997	06/01/1999	05/01/2015	1477	0			52
001	S0306	Rachel Robinson	Eff	G	05/24/2014	05/23/2015	05/24/2014	05/24/2015	2311	0			81
001	S0307	Natalie Shoults, Christopher Woods	Med1Br	G	05/17/2014	05/16/2015	05/17/2014	05/17/2015	2886	0			101
001	S0310	Santana Crouse, Ashanti Murrain	Sm1Br	G	05/14/2014	05/13/2015	01/24/2014	05/14/2015	2782	0			97
001	S0404	David Mora, Christopher Boccio	Med1Br	G	04/26/2008	04/30/2015	05/01/2014	05/01/2015	2324	0			81
001	S0414	Alexander Coren	1Br	G	05/30/2014	05/29/2015	05/30/2014	05/30/2015	3179	0			111
001	S0508	Margaret OConnor	Med1Br	E	04/13/2012	04/30/2015	05/01/2014	05/01/2015	2608	0			39
001	S0509	Michelle Ghiselli	Sm1Br	G	04/30/2011	04/29/2015	05/01/2014	05/01/2015	2229	0			78
001	S0518	Amy Danks, Daniel Burgener	1Br	G	04/07/2012	04/06/2015	05/01/2014	05/01/2015	2796	0			98
001	S0520	Samantha Ringer, Christopher Dickerson	Del1Br	G	05/14/2012	05/13/2015	05/14/2014	05/14/2015	3206	0			112
001	S0703	Rebecca Highsmith	Sm1Br	E	12/29/2001	04/30/2014	05/01/2014	05/01/2015	1491	0			22
001	S0801	Sari Cohen, Rachel Waldman	2BR/1BA	G	05/20/2014	05/19/2015	05/20/2014	05/20/2015	3721	0			130
001	S0820	Vacant	Del1Br	G	03/01/2012	02/28/2015	03/01/2014	05/01/2015	3275	0			115
001	S0824	Cynthia Giles, Carl Bogus	2BR/1BA	G	04/10/2009	04/30/2014	05/01/2014	05/01/2015	3447	0			121
001	S0906	Elizabeth Lay, Monica McKenna	Eff	G	05/30/2014	05/29/2015	05/30/2014	05/30/2015	2311	0			81
001	S1004	Embassy of Bulgaria	Med1Br	G	05/18/2013	05/18/2015	05/18/2014	05/19/2015	2832	0			99
001	S1010	Mark Selbach	Sm1Br	G	05/23/2014	05/22/2015	05/23/2014	05/23/2015	2782	0			97
001	S1015	Yahia Amehraye	1Br	G	04/07/2010	04/30/2014	05/01/2014	05/01/2015	2667	0			93
001	S1112	Maria Jose Conejo Mir Vazquez	1Br	G	02/14/2013	02/13/2015	02/14/2014	05/01/2015	3011	0			105
001	S1114	Diane Butts	1Br	G	05/10/2012	05/09/2013	05/10/2014	05/10/2015	2166	0			76
001	S1117	Charnita Jackson	Eff	G	05/15/2014	05/14/2015	05/15/2014	05/15/2015	2484	0			87
001	W0102	Robert Brooks, Matthew Rohn	Del1Br	G	05/31/2012	05/30/2015	05/31/2014	05/31/2015	2318	0			81
001	W0133	Vacant	Sm1Br	G	07/25/2012	07/24/2013	07/25/2013	05/01/2015	2235	0			78
001	W0206	Amy Shavelson	1Br	G	05/02/2014	05/01/2015	05/02/2014	05/02/2015	2994	0			105
001	W0219	Amanda Negron, Kendra Oladipa	1Br	G	05/15/2014	05/14/2015	05/15/2014	05/15/2015	3072	0			108

Equity Residential (EQUITY)
Archstone Van Ness (VANNES)

Change In Rents Charged Worksheet On: 05/01/2015 To 05/31/2015

To avoid a \$25.00 per property Late Fee, FAX back by March 20th. FAX 240-361-6163

Bldg #	Unit #	Tenant	Type	Status	Move In	Lease Exp.	Last Increase	Increase On	Rent Charged	Market Rent	New Rent Charged	Increase	CPI	Petition Based
													Based Increase	Increases
001	W0221	Vacant	Med1Br	G	04/19/2014	04/18/2015	04/19/2014	05/01/2015	2694	0			94	
001	W0306	Christopher Hong, Natalie Kroc	1Br	G	05/23/2013	05/22/2015	05/23/2014	05/23/2015	1417	0			50	
001	W0315	Matthew Virgile, Benjamin Clarke	1Br	G	05/25/2013	05/25/2015	05/25/2014	05/26/2015	2988	0			105	
001	W0317	Carlos Bolo Bolano, Sebastian Quintana	1Br	G	04/23/2012	04/22/2015	05/01/2014	05/01/2015	2796	0			98	
001	W0327	Sasha Techet, Patrick Matisi	Del1Br	G	03/07/2014	03/06/2015	03/07/2014	05/01/2015	2915	0			102	
001	W0428	Lang Rorer, Langhorne Rorer	2BR/2BA	E	06/09/2010	05/15/2015	07/01/2013	05/16/2015	3744	0			56	
001	W0431	Vacant	Med1Br	G	04/10/2013	04/09/2015	04/10/2014	05/01/2015	2836	0			99	
001	W0501	Sidikat Kadri, Cristian Grueso	2BR/2BA	G	04/10/2010	04/30/2014	05/01/2014	05/01/2015	2229	0			78	
001	W0502	Jason Facci, James Facci, Eric Stromfeld	Del1Br	G	05/12/2013	05/11/2015	05/12/2014	05/12/2015	2950	0			103	
001	W0510	Reid Dvorak	Del1Br	G	05/23/2014	05/22/2015	05/23/2014	05/23/2015	3182	0			111	
001	W0526	Vacant	Med1Br	G	02/23/2013	03/01/2015	02/23/2014	05/01/2015	2836	0			99	
001	W0714	Bailey Funderburk	1Br	G	05/31/2014	05/30/2015	05/31/2014	05/31/2015	3179	0			111	
001	W0724	Trevor Dineen, Devan Dineen	Med1Br	G	05/24/2013	05/23/2014	05/24/2014	05/24/2015	2677	0			94	
001	W0729	Vacant	Med1Br	G	05/19/2013	05/18/2015	05/19/2014	05/19/2015	2170	0			76	
001	W0805	Martine Khadr-Van Schoote	1Br	E	04/25/2011	04/30/2014	05/01/2014	05/01/2015	1819	0			27	
001	W0814	The Voice of Vietnam	1Br	G	04/23/2009	04/30/2014	05/01/2014	05/01/2015	2407	0			84	
001	W0821	Vacant	Med1Br	G	12/29/2010	12/28/2011	01/01/2014	05/01/2015	2334	0			82	
001	W0826	Matthew Sparveri	Med1Br	G	04/11/2009	04/30/2014	05/01/2014	05/01/2015	2292	0			80	
001	W0833	Vacant	2BR/2BA	E	03/11/2005	03/31/2014	04/01/2014	05/01/2015	2894	0			43	
001	W0910	Marc Tomik, Nathan Dolezal	Del1Br	G	04/11/2008	04/30/2014	05/01/2014	05/01/2015	1612	0			56	
001	W1008	Vacant	Den1Br	G	04/21/2012	04/20/2015	05/01/2014	05/01/2015	3161	0			111	
001	W1030	Ismet Dil, Tomris Dil	Med1Br	G	05/24/2014	05/23/2015	05/24/2014	05/24/2015	3224	0			113	

To avoid a \$25.00 per property Late Fee, FAX back by March 20th. FAX 240-361-6163

Blg #	Unit #	Tenant	Type	Status	Move In	Lease Exp.	Last Increase	On Increase	Rent Charged	Market Rent	New Rent Charged	CPI Based Increase	Petition Based Increases
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[Key] **The CPI Based Increase Is Based On The Published CPI Increase For The Current Rent Control Petition Based Increases Are Based On Prior Unused Petition Based Increase Balances Amount Enclosed In A Square Bracket [x] Is The Selected Increase.**

Current CPI 1.5% General 3.5% Elderly/Disabled 1.5%

Of Potential Increases: 50
 # Of Rent Controlled: 0
 # Of Exempt: 0
 Total Increase Amount: 0
Service Type: X

Check this box if you are also sending a correction sheet for misspelled tenant names and/or incorrect current Rent Charged amounts. If you are correcting the Rent Charged amounts we also need to know that date that the Rent Charged was changed.

Check this box if you are NOT taking any Rent Charged Increases this month and FAX this form back to us. Enter Desired Notice Date: _____

INCREASES WILL NOT BE TAKEN UNLESS THE SECTION BELOW IS COMPLETED & SIGNED EACH MONTH!

I _____, the undersigned, hereby declare I am an authorized agent for the owner and affirm that the Rental Unit(s) (Print Clearly)

and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct. I understand that willful false statements may jeopardize the validity of the increases to be taken on the Rental Unit(s); and that all statements made of my own knowledge are true and all statements made on information and belief are believed to be true.

 Signature Date Title

Equity Residential (EQUITY)
 Archstone Van Ness (VANNES)
 Change In Rents Charged Worksheet On: 04/01/2015 To 04/30/2015

To avoid a \$25.00 per property Late Fee, submit by February 20th.

Blk #	Unit #	Tenant	Type	Status	Move In	Lease Exp.	Last Increase	Increase On	Rent Charged	Market Rent	New Rent Charged	CPI Based Increase	Petition Based Increases
3003 Van Ness Street, N.W.													
001	S0107	Chris Pirisino, Sarita Perales	Med1Br	G	03/10/2012	03/09/2015	04/01/2014	4/1/2015	2624	0	2713	89 [89]	0
001	S0212	Shub Shub	1Br	G	01/01/1999	05/31/1997	06/01/1999	4/1/2015	1477	0		50	0
001	S0217	Nicholas Serrano, Yulia Danilina	Eff	G	03/24/2012	03/31/2015	04/01/2014	4/1/2015	2258	0	2335	77 [77]	0
001	S0220	Benjamin McKee, Alanna Tievsky	Del1Br	G	04/12/2014	04/11/2015	04/12/2014	4/12/2015	2995	0	3097	102 [102]	0
001	S0221	Cheryl Thoren	Eff	G	04/05/2013	04/04/2015	04/05/2014	4/5/2015	2192	0	2267	75 [75]	0
001	S0407	Bradley Erickson, Anne Limowski	Med1Br	G	04/25/2014	04/24/2015	04/25/2014	4/25/2015	3175	0	3283	108 [108]	0
001	S0417	Jeff Reisman	Eff	G	04/30/2014	04/29/2015	08/16/2013	4/30/2015	2339	0	2419	80 [80]	0
001	S0501	Elizabeth Rekowski, Melanie Jones	2BR/1BA	G	04/19/2014	04/18/2015	04/19/2014	4/19/2015	3721	0	3848	127 [127]	0
001	S0505	Phuong Nguyen, Hoang Do	Med1Br	G	04/04/2014	04/03/2015	04/04/2014	4/4/2015	2158	0	2231	73 [73]	0
001	S0519	Patricia Villaruz	Eff	G	04/11/2014	04/10/2015	04/11/2014	4/11/2015	2484	0	2568	84 [84]	0
001	S0612	Hesham Khedr, Sozan Elshamy	1Br	G	04/01/2014	04/06/2015	04/01/2014	4/7/2015	2326	0	2405	79 [79]	0
001	S0613	Charles Titus	Sm1Br	G	03/23/2012	03/22/2015	04/01/2014	4/1/2015	2398	0	2480	82 [82]	0
001	S0623	Kathy Chiao, Alexandra Bonagura	Sm1Br	G	04/30/2014	04/27/2015	04/30/2014	4/28/2015	3060	0	3164	104 [104]	0
001	S0707	Harry Gural	Med1Br	G	03/06/2010	03/31/2015	04/01/2014	4/1/2015	2048	0	2118	70 [70]	0
001	S0723	Sofia Melendez	Sm1Br	G	04/28/2014	04/27/2015	11/02/2013	4/28/2015	1886	0	1950	64 [64]	0
001	S0820	Vacant	Del1Br	G	03/01/2012	02/28/2015	03/01/2014	4/1/2015	3275	0		111	0
001	S0923	Ara Salerian	Sm1Br	G	04/09/2014	04/08/2015	04/09/2014	4/9/2015	2583	0	2671	88 [88]	0
001	S1008	Carolina Acosta, Ernesto Gordillo	Med1Br	G	03/10/2012	02/24/2015	04/01/2014	4/1/2015	2723	0	2816	93 [93]	0
001	S1112	Maria Jose Conejo Mir Vazquez	1Br	G	02/14/2013	02/13/2015	02/14/2014	4/1/2015	3011	0		102	0
001	W0111	Hyman Cole	Eff	E	03/20/2012	03/19/2015	04/01/2014	4/1/2015	1705	0	1729	24 [24]	0
001	W0125	Darryl Sesler, Robert Heffernan	Sm1Br	G	04/18/2014	04/17/2015	04/18/2014	4/18/2015	2365	0	2445	80 [80]	0
001	W0133	Vacant	Sm1Br	G	07/25/2012	07/24/2013	07/25/2013	4/1/2015	2235	0		76	0
001	W0202	Thomas McGinty	Del1Br	G	03/15/2013	03/31/2015	03/15/2014	4/1/2015	2973	0	3074	101 [101]	0
001	W0218	Couroche Kalantary, Gilda Kurti	1Br	G	03/26/2011	03/25/2015	04/01/2014	4/1/2015	2129	0	2201	72 [72]	0
001	W0221	Vacant	Med1Br	G	04/19/2014	04/18/2015	04/19/2014	4/19/2015	2694	0		92	0
001	W0320	Kristen Freeman, Douglas Johnson	1Br	G	03/12/2010	03/31/2014	04/01/2014	4/1/2015	2118	0	2190	72 [72]	0
001	W0327	Sasha Techet, Patrick Matisi	Del1Br	G	03/07/2014	03/06/2015	03/07/2014	4/1/2015	2915	0		99	0
001	W0332	G Keefe, S Garza, J Karsten, E St John	2BR/2BA	G	04/26/2014	04/25/2015	04/26/2014	4/26/2015	4616	0	4773	157 [157]	0
001	W0403	Yongmo Ahn	Eff	G	04/07/2014	04/06/2015	04/07/2014	4/7/2015	2520	0	2606	86 [86]	0

Respondent 003008

To avoid a \$25.00 per property Late Fee, submit by February 20th.

Respondent 00308

Blg #	Unit #	Tenant	Type	Status	Move In	Lease Exp.	Last Increase	On Increase	Rent Charged	Market Rent	New Rent Charged	Increase	CPI Based Increase	Petition Based Increases
001	W0409	Lorin Shirwani, Julie Grysavage, Robert	Den1Br	G	04/26/2014	04/25/2015	04/26/2014	4/26/2015	3310	0	3423	113	[113]	0
001	W0431	Vacant	Med1Br	G	04/10/2013	04/09/2015	04/10/2014	4/10/2015	2836	0			96	0
001	W0511	Embassy Lebanese, Carla Jazzar	Del1Br	G	02/10/2004	03/31/2015	04/01/2014	4/1/2015	2365	0	2445	80	[80]	0
001	W0523	Karen Reinauer	Med1Br	G	04/05/2013	04/04/2015	04/05/2014	4/5/2015	2829	0	2925	96	[96]	0
001	W0526	Vacant	Med1Br	G	02/23/2013	03/01/2015	02/23/2014	4/1/2015	2836	0			96	0
001	W0604	Marie Brodeur	1Br	G	04/25/2014	04/24/2015	04/25/2014	4/25/2015	3179	0	3287	108	[108]	0
001	W0631	Navneet Jaswal, Sandeep Mahajan	Med1Br	G	04/09/2014	04/08/2015	04/09/2014	4/9/2015	3200	0	3309	109	[109]	0
001	W0707	Priya Chopra	Eff	G	04/19/2014	04/18/2015	04/19/2014	4/19/2015	2211	0	2286	75	[75]	0
001	W0716	Nicolas Viggio, Maria Smaldone	1Br	G	04/19/2014	04/18/2015	04/19/2014	4/19/2015	3179	0	3287	108	[108]	0
001	W0727	Jeffrey Stevenson Jr.	Del1Br	G	04/01/2013	03/31/2015	04/01/2014	4/1/2015	2874	0	2972	98	[98]	0
001	W0731	Martin Keeney	Med1Br	G	04/19/2013	04/18/2015	04/19/2014	4/19/2015	2811	0	2907	96	[96]	0
001	W0807	Larissa Da Silva	Eff	G	03/19/2011	03/31/2015	04/01/2014	4/1/2015	1766	0	1826	60	[60]	0
001	W0821	Vacant	Med1Br	G	12/29/2010	12/28/2011	01/01/2014	4/1/2015	2334	0			79	0
001	W0825	Chinese Embassy	Sm1Br	G	04/08/2013	04/07/2015	04/08/2014	4/8/2015	2365	0	2445	80	[80]	0
001	W0833	Vacant	2BR/2BA	E	03/11/2005	03/31/2014	04/01/2014	4/1/2015	2894	0			41	0
001	W0905	Erin Lindgren, Claude Warzecha	1Br	G	04/26/2013	04/25/2015	04/26/2014	4/26/2015	3007	0	3109	102	[102]	0
001	W0908	Kathryn Berlin, Anne Drury, Alexis Niekamp	Den1Br	G	03/10/2012	03/31/2015	04/01/2014	4/1/2015	3228	0	3338	110	[110]	0
001	W1016	Friedrich Kretschmer, Viola Kretschmer	1Br	G	03/17/2012	03/31/2015	04/01/2014	4/1/2015	2855	0	2952	97	[97]	0
001	W1108	Michael Nagle, Kyle Byrd	Den1Br	G	04/04/2014	04/03/2015	04/04/2014	4/4/2015	3551	0	3672	121	[121]	0
001	W1111	Veronice Holt	Del1Br	G	03/01/2004	03/31/2014	04/01/2014	4/1/2015	2214	0	2289	75	[75]	0
001	W1123	Ivana Horvathova, Edward Levin	Med1Br	G	04/19/2014	04/18/2015	04/19/2014	4/19/2015	3224	0	3334	110	[110]	0
001	W1125	Abby Harvey, Daniel Carlson	Sm1Br	G	04/05/2014	04/04/2015	04/05/2014	4/5/2015	2365	0	2445	80	[80]	0

[Key]	# Of Potential Increases: 51
The CPI Based Increase Is Based On The Published CPI Increase For The Current Rent Control	# Of Rent Controlled: 41
Petition Based Increases Are Based On Prior Unused Petition Based Increase Balances	# Of Exempt: 0
Amount Enclosed In A Square Bracket [x] Is The Selected Increase.	Total Increase Amount: 3705

Check this box to confirm that all tenant names, Move In Dates, Lease Expiration Dates and Rent Charged amounts are correct!

Check this box if you are NOT taking any Rent Charged Increases this month.

Enter Desired Notice Date: _____

From: Avis Duvall <aduvall@eqr.com>
Sent: Tuesday, October 13, 2015 6:21 PM
To: Jesse Jennell
Subject: Gabriel Fineman Letter to DC Office of the Tenant Advocate
Attachments: Gabriel Fineman Letter.html; Gabriel Fineman Lease.pdf

Hello Jesse,

FYI: This resident sent the attached letter to the DC Office of the Tenant Advocate and to Harry Gural, President of the Tenants Association, indicating that the rent on her Rent Increase Notice is incorrect.

Her contention is that "Rent", is defined by DC Code section 42-3501.03 as the entire amount of money, money's worth, benefit, bonus, or gratuity demanded, received or charged by a housing provider as a condition of occupancy or use of a rental unit, its related services, and its related facilities".

The resident, has resided in apartment W-1131 since 12/22/13 and is on our lease which I'm attaching to this email along with the letter to the Tenant Advocate. Her lease states that her current rent is \$3114 and our Concession Addendum which is included in the lease, is our back up for her \$945.00 monthly concession.

Please let me know if okay for me to respond, or if we need to run this by legal.

Thank you,

Avis DuVall
General Manager

3003 Van Ness
3003 Van Ness Street NW
Washington, DC 20008
202.244.7811 Office 202.244.1881 Fax

EquityApartments.com
Equity Residential – *how home should feel*

Our goal is to ensure that every resident is very satisfied.

From: Avis Duvall <aduvall@eqr.com>
Sent: Wednesday, September 23, 2015 2:34 PM
To: Jesse Jennell
Subject: Fwd: 3003 Van Ness W404 Rent Increase Notice
Attachments: 3003 Van Ness W404 CPI Report.pdf; 3003 Van Ness MGMT notice of lease renewal.pdf

FYI Jesse,

I just received the email below from the resident in W-404. They want to be MTM and I'm good with that if we can at least bring them up to street.

Street today is \$2045.00 which would represent a 9.35% increase over their current rent of \$1870.00. The offer would be good for 48 hours due to the street fluctuating. Yesterday it was \$2120.00 and when James sent his email on the 15th of this month it was \$2105.00. With today's rate vs. the rate on the 15th the offer has gone down \$60.00.

Please let me know your thoughts.

Thank you,

Avis DuVall
General Manager

3003 Van Ness
3003 Van Ness Street NW
Washington, DC 20008
202.244.7811 Office 202.244.1881 Fax

EquityApartments.com
Equity Residential – *how home should feel*

Our goal is to ensure that every resident is very satisfied.

----- Forwarded message -----

From: Benjamin Serinsky <benjis1984@gmail.com>
Date: Wed, Sep 23, 2015 at 2:06 PM
Subject: Fwd: 3003 Van Ness W404 Rent Increase Notice
To: Avis Duvall <aduvall@eqr.com>
Cc: Samantha Hassard <samantha.hassard@gmail.com>, Harry Gural <harrygural@gmail.com>

Hi Avis,

As Harry mentioned below, it is DC law that rent increases cannot exceed the local Consumer Price Index plus 2%. That being said the rent for our unit should not increase more than 3.5% maximum. In our first year as residents we paid \$1,810 per month, and in our second year we paid \$1,870 per month, which was a 3.3% increase from the first year. Additionally, DC law protects residents of rent controlled buildings from having to sign a new lease agreement after their first year.

With that said, Samantha and I would like to stay in our unit and are willing to pay the maximum increase of 3.5%, which would bring our monthly rent to \$1,935 per month. And while we would like to keep our unit as our home, we would like to be month-to-month and do not wish to sign a 12 month lease.

We enjoy living at 3003 Van Ness, and plan to continue to call this community our home.

Thank you,
Benjamin Serinsky

----- Forwarded message -----

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

Date: Tue, Sep 22, 2015 at 4:40 PM

Subject: Fwd: 3003 Van Ness W404 Rent Increase Notice

To: Avis Duvall <aduvall@egr.com>, James Purnell <jpurnell@egr.com>, Jesse Jennell <jjennell@egr.com>

Cc: "Adelstein, Shirley (SMD 3F02)" <3F02@anc.dc.gov>, Benjamin Serinsky <benjis1984@gmail.com>, Samantha Hassard <samantha.hassard@gmail.com>, Adam Tope <adam@adamtope.com>, Mary Cheh <mcheh@dccouncil.us>

Avis,

I was contacted by Benjamin Serinsky and Samantha Hassard in apartment W-404, who report to me that Equity Residential is attempting to **raise their monthly rent by \$864**, from \$1,870 to \$2,734.

As I have told you on other occasions, this is **illegal**. 3003 Van Ness is a rent-controlled building, and by DC law annual increases cannot exceed the local Consumer Price Index plus 2%. This means that their maximum monthly increase should be \$65 ($\$1,870 \times 3.5\%$). The total maximum monthly rent should be \$1,935 ($\$1,870 + \65).

The increase you demand of these residents (\$864) is **46% higher than their current rent**. This amounts to an annual increase of **\$9,600**.

Furthermore, you have told Benjamin and Samantha that they must sign a new lease to get a lower monthly rent. As you know, this also is not true. DC laws protect residents of rent-controlled buildings from having to sign a new lease after their first year.

Despite the fact that I complained to you months ago about **similar illegal rent increases on other residents**, I know from others who have complained to me that you continue to violate DC law.

I intend to pursue this issue publicly on behalf of the residents of 3003 Van Ness. I urge Equity Residential to stop this illegal behavior immediately and to allow Benjamin and Samantha to stay in their apartment for a monthly rent that is at or below the maximum allowable increase of \$65.

Sincerely yours,

Harry Gural
President
Van Ness South Tenants Association

----- Forwarded message -----

From: **Benjamin Serinsky** <benjis1984@gmail.com>
Date: Sun, Sep 20, 2015 at 11:11 PM
Subject: 3003 Van Ness W404 Rent Increase Notice
To: Harry Gural <harrygural@gmail.com>
Cc: Samantha Hassard <samantha.hassard@gmail.com>

Hi Harry,

On September 18th we received the attached CPI increase notice from management at 3003 Van Ness, stating that the maximum rent will increase by 3.5% for our unit. We currently pay \$1,870 per month, and our lease will expire on 11/22/2015. On September 15th, management sent us the attached email, informing us that we have the option to either sign a 12 month lease and pay a 12.56% increase of \$2,105 or pay the maximum rent of \$2,734 per month and on a month-to-month basis. As you can see in management's email, they also stated that the offer to pay \$2,105 a month would expire 48 hours from the time they sent the email. Not only does this seem like a bullying tactic, but also seems illegal. Can you please review the attached documents and let me know what you think? I'd greatly appreciate any guidance on this issue.

Kind regards,
Benjamin Serinsky
[\(215\) 776-0760](tel:(215)776-0760)

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Tenant's Motion for Reconsideration of Exhibits not Admitted as Evidence was served on this 12th day of March, 2024, by email upon:

Spencer B. Ritchie (D.C. Bar No. 167352)
Richard W. Luchs (D.C. Bar No. 243931)
Greenstein, DeLorme and Luchs
801 17th Street, N.W., Suite 1000
Washington, DC 20006-3967



March 12, 2024

Harry Gural
Tenant/Petitioner, *pro se*

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