

**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:</i> 3003 Van Ness St. NW, S-707</p> <p>Chief Judge M. Colleen Currie</p>
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**TENANT’S MOTION TO APPEND EXHIBITS RESULTING FROM ADDITIONAL
DOCUMENTS RETRIEVED FROM THE HOUSING PROVIDER**

Tenant/Petitioner submits a motion to append additional exhibits resulting from documents retrieved from the Housing Provider on Jan. 3rd, 2024, and Jan. 10th, 2024.

In a June 14, 2023 Order Scheduling In-Person Hearing on Remand, the Court directed the Tenant/Petitioner and Housing Provider/Respondent to submit their witnesses and proposed exhibits by Dec. 15, 2023.

Tenant submitted a Motion for Discovery on July 31, 2023, requesting the right to retrieve documents from the Housing Provider and to depose witnesses. The Court issued an order on Oct. 17, 2023, denying the Tenant the opportunity to depose witnesses, but granting him the ability to request a limited set of documents from the Housing Provider – those containing the Tenant’s name and that are dated on or prior to Aug. 31, 2016.

Tenant filed a request to the Housing Provider for documents meeting those requirements on Dec. 4, 2023. The Housing Provider declined to provide the documents by the Dec. 15 deadline for the submission of documents and witnesses, stating that it would only provide those documents by Jan. 3, 2024. On Dec. 12, 2023, Tenant filed a Motion to Append Documents to List of Exhibits, requesting permission to submit additional documents after they are provided by the Housing Provider.

Tenant submitted his witnesses and exhibits on the Dec. 15th deadline. The Court issued an Order on Dec. 22, 2023, denying without prejudice the Tenant’s Motion to Append, but

granting him the ability to submit a new Motion to Append after receiving documents from the Housing Provider. The deadline for filing new Motion to Append was set for Jan. 12, 2024.

Housing Provider released 6,138 pages of documents (including duplicates) to Tenant on Jan. 3, 2024. At the same time, Housing Provider submitted a Privilege Log listing 168 documents that it withheld under a claim of attorney-client privilege. Housing Provider also submitted a Response to Request for Production of Documents, stating four objections to the Tenant's document retrieval request.

As a result of these objections, Tenant requested of the Housing Provider that it provide assurance that the Housing Provider had provided all documents that met the description in the court-approved language for document retrieval. Housing Provider sent to the Tenant an additional 337 pages of documents on Jan. 10, 2024.

After reviewing the documents provided by the Housing Provider on Jan. 3, as well as the additional documents initially withheld by the Housing Provider and then provided to the Tenant on Jan. 10, the Tenant now files a Motion to Append Documents to his filing of Exhibits and Documents submitted on Dec. 15, 2023. A numbered list of the documents, along with the documents themselves, are attached.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'H. Gural', with a stylized flourish at the end.

HARRY GURAL
Tenant/Petitioner *pro se*

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

Dated: January 12, 2024

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Tenant's Motion to Append Exhibits Resulting from Additional Documents Retrieved from the Housing Provider was served on this 12th day of January 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



Jan. 12, 2024

Harry Gural
Tenant/Petitioner, *pro se*

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

ADDITIONAL TENANT EXHIBITS

Harry Gural vs. Equity Residential and Smith Property Holdings LP
2016-DHCD-TP 30,855

- EXHIBIT 168. Email from Harry Gural to Avis DuVall, “Violation of DC Rent Control Law,” (May 2, 2016) *Respondent #000835*
- EXHIBIT 169. Email from Harry Gural to Avis DuVall and Jesse Jennell, “Equity Residential – widespread practice of illegal rent increases – falsified document attached,” (March 13, 2016) *Respondent #004980*
- EXHIBIT 170. Email from Avis Duvall to Jesse Jennell, “Fwd: Equity Residential – widespread practice of illegal rent increases – falsified document attached,” (March 15, 2016) *Respondent #005011*
- EXHIBIT 171. Email from Harry Gural to Marco Cruz, “Re: Balance Due Notification – 3003 Van Ness,” (May 12, 2016) *Respondent #000840*
- EXHIBIT 172. Email from Harry Gural to Avis Duvall, “Court Case,” (May 20, 2016) *Respondent #005361*
- EXHIBIT 173. Email from Avis Duvall to Jesse Jennell, “Fwd: Court Case,” (May 20, 2016) *Respondent #002433*
- EXHIBIT 174. Email from Councilmember Mary Cheh to Harry Gural, Johanna Shreve, and DC Council member offices, “Re: Lease renewal 3003 Van Ness #W1011,” (May 22, 2016) *Respondent #002434*
- EXHIBIT 175. Email from Avis Duvall to Matt Ing, cc: Jesse Jennell and Frances Nolan, “Re: Negative Review Alert – 3003 Van Ness Apartments – Yelp,” (May 23, 2016) *Respondent #002437*
- EXHIBIT 176. Email from Marco Cruz to Harry Gural, cc: Avis Duvall, “Re: Mistake on charge to my account,” (June 8, 2026) *Respondent #000945*
- EXHIBIT 177. Formal letter from Avis Duvall to Harry Gural regarding rent increase (Jan. 15, 2016) *Respondent #005181*
- EXHIBIT 178. Email from Harry Gural to Avis DuVall, “Perjury,” (July 12, 2016) *Respondent #005991*
- EXHIBIT 179. Email from Avis DuVall to Jesse Jennell, “Fwd: Perjury,” (July 13, 2016) *Respondent #002892*
- EXHIBIT 180. Email from Harry Gural to Avis DuVall, Jesse Jennell and Marco Cruz, “Fw: Illegal rent increases by Equity Residential – 3003 Van Ness W1011,” (June 19, 2016), *Respondent # 002493*

- EXHIBIT 181. Email from Avis DuVall to Jesse Jennell, “Fwd: Rent Payment,” (Oct. 13, 2015), *Respondent #001929*
- EXHIBIT 182. Email from Jesse Jennell to undisclosed recipients, “Van Ness Harry Gural Response,” (Sept. 30, 2015), *Respondent #001875*
- EXHIBIT 183. Email from Jesse Jennell to Avis Duvall, “Re: Fwd: 3003 Van Ness W404 Rent Increase Notice,” (Sept. 22, 2015), *Respondent #001825*
- EXHIBIT 184. Email from Joel Cohn to Harry Gural, Avis Duvall, Jesse Jennell, Johanna Shreve, and DC Council staff, “RE: 3003 Van Ness W404 Rent Increase Notice,” (Sept. 22, 2015) *Respondent #003879*
- EXHIBIT 185. Email from Harry Gural to Jesse Jennell, cc: Avis Duvall and city officials, “Re: Another illegal rent increase by Equity Residential – the case of Chary Annaberdiev,” (Sept. 30, 2015), *Respondent #003995*
- EXHIBIT 186. Email from Harry Gural to Avis Duvall, cc: Jesse Jennell, James Purnell and city officials, “Re: Another illegal rent increase by Equity Residential – the case of Chary Annaberdiev,” (Oct. 1, 2015) *Respondent #004020*
- EXHIBIT 187. Email from Harry Gural to Avis Duvall, James Purnell and Jesse Jennell, “Re: Another illegal rent increase by Equity Residential – the case of Chary Annaberdiev,” (Oct. 1, 2015) *Respondent #004015*
- EXHIBIT 188. Email from Harry Gural to Jesse Jennell, cc: Avis Duvall, James Purnell, Chary Annaberdiev and city officials, “Re: Another illegal rent increase by Equity Residential – the case of Chary Annaberdiev,” (Oct. 6, 2015) *Respondent #001921*
- EXHIBIT 189. Email from Harry Gural to Avis Duvall, cc: Chary Annaberdiev, Johanna Shreve, and city officials, “Re: Rent Payment,” (Oct. 13, 2015) *Respondent #004110*
- EXHIBIT 190. Email from Harry Gural to Avis Duvall and James Purnell, cc: Jesse Jennell, Chary Annaberdiev and city officials, “Re: Another illegal rent increase by Equity Residential – the case of Chary Annaberdiev,” (Sept. 29, 2015) *Respondent #003963*
- EXHIBIT 191. Email from Harry Gural to Avis Duvall, cc: Gabe Fineman and city officials, “Re: Rent Increase W1131,” (Oct. 20, 2015) *Respondent #004230*
- EXHIBIT 192. Email from Avis Duvall to Jesse Jennell, “Gabriel Fineman Letter to DC Office of the Tenant Advocate,” (Oct. 13, 2015) *Respondent #001959*
- EXHIBIT 193. Letter from Gabriel Fineman to Smith Property Holdings Van Ness LP, “RE: Notice to Tenants of Adjustment in Rent Charged unit W-1131,” *Respondent #001962*
- EXHIBIT 194. Letter from Councilmember Mary Cheh to Joel Cohn of the Office of the Tenant Advocate and Harry Gural, cc: Avis Duvall, Gabe Fineman, Johanna

- Shreve (OTA), DC Council staff and others, "Re: Rent Increase W1131," (Oct. 21, 2015) *Respondent #004261*
- EXHIBIT 195. Email from Harry Gural to Avis Duvall, Jesse Jennell, Marco Cruz and James Purnell, cc: senior members of the Bowser administration and the DC Council, "Fwd: Re: Lease renewal 3003 van ness #W1011," (May 18, 2016) *Respondent #000893*
- EXHIBIT 196. Email from Harry Gural to Avis Duvall, Jesse Jennell and Marco Cruz, cc: DC Councilmembers and senior city officials; "Fw: Illegal rent increases by Equity Residential – 3003 Van Ness W1011," (June 19, 2016) *Respondent #000983*
- EXHIBIT 197. Email from Avis Duvall to Jesse Jennell, "Re: Charlie & Amelia Finch," (May 20, 2016, 7:50 am) *Respondent #002402*
- EXHIBIT 198. Email from Avis Duvall to Jesse Jennell, "Re: Charlie and Amelia Finch," (May 20, 2016, 10:13 am) *Respondent #000906*
- EXHIBIT 199. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Charlie Finch and Amelia Griffith, (April 20, 2016) *Respondent #000892*
- EXHIBIT 200. Email from Harry Gural to Avis Duvall and Julie Jackson, cc: DC Council staffs and senior Bowser administration officials, "Fwd: W-226 Rent Follow Up," (Aug. 9, 2016) *Respondent #002899*
- EXHIBIT 201. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Emma Rehard and Justin Pennisi, (June 20, 2016) *Respondent #002902*
- EXHIBIT 202. Email from Harry Gural to Avis Duvall, Jesse Jennell and James Purnell, cc: Councilmember Mary Cheh, OTA Director Johanna Shreve, staff of DC Councilmembers, "Illegal rent demanded of Pat Remick in W-705 of 3003 Van Ness," (Sept. 30, 2015) *Respondent 001878*
- EXHIBIT 203. Email from Harry Gural to Avis Duvall, Charlie Finch and Amelia Finch, "Re: Rent for Charlie and Amelia Finch," (May 12, 2015) *Respondent #001758*
- EXHIBIT 204. Email from Harry Gural to Avis Duvall, Jesse Jennell and James Purnell, cc: Ben Serinsky, Samantha Hassard, Councilmember Mary Cheh, Shirley Adelstein, (Sept. 22, 2015) *Respondent #001809*
- EXHIBIT 205. Email from Avis Duvall to Jesse Jennell, "Fwd: 3003 Van Ness W404 Rent Increase Notice," (Sept. 23, 2015) *Respondent #001841*
- EXHIBIT 206. Email from James Purnell to Samantha Hassard and Ben Serinsky, "Thank Again for Making 3003 Van Ness Home," (Sept. 15, 2015) *Respondent #003902*

- EXHIBIT 207. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP to Benjamin Serinsky and Samantha Hassard, (Sept. 18, 2015) *Respondent #003903*
- EXHIBIT 208. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to resident Monika Hinterman, Apt. W-621, (Dec. 17, 2015) *Respondent #004560*
- EXHIBIT 209. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Edward Sair, Apt. W-931, (Dec 17, 2015) *Respondent #004570*
- EXHIBIT 210. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Leon Lewis, Apt. S-409, (Jan. 1, 2015) *Respondent #004664*
- EXHIBIT 211. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Sarah Murran, Apt. S-810, (Jan. 1, 2016) *Respondent #004682*
- EXHIBIT 212. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Thomas McGinty, Apt. S-202, (Jan. 15, 2016) *Respondent #004692*
- EXHIBIT 213. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Luzelenia Casanova, Apt. W-622, (Jan. 15, 2016) *Respondent #004710*
- EXHIBIT 214. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Neary Ung, Apt. S-0109, (Dec. 17, 2015) *Respondent #000584*
- EXHIBIT 215. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Mary Jane Maxwell, Apt. W-104, (Dec. 17, 2015) *Respondent #00604*
- EXHIBIT 216. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to David Hendin, Apt. W-318, (Dec. 17, 2015) *Respondent #00614*
- EXHIBIT 217. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Moshe Elmaleh, Apt. W-405, (Dec. 17, 2015) *Respondent #00618*
- EXHIBIT 218. Housing Provider's Notice to Tenants of Adjustment in Rent Charged, Smith Property Holdings Van Ness LP rent increase notice to Marie Brodeur, Apt. W-604, (Jan. 15, 2015) *Respondent #003050*
- EXHIBIT 219. Change in Rents Charged Worksheet, Equity Residential for 3003 Van Ness, (Apr. 1, 2016 to Apr. 30, 2016) *Respondent #000640-000644*

- EXHIBIT 220. Change in Rents Charged Worksheet, Equity Residential for 3003 Van Ness, (Apr. 1, 2016 to Apr. 30, 2015) *Respondent #003080-003084*
- EXHIBIT 221. Email from Harry Gural to Avis Duvall, cc: Office of the Tenant Advocate, John Falcicchio, and DC Council staff; “Equity’s rental practices are illegal – please feel free to sue me,” (Apr. 1, 2016) *Respondent #000757*
- EXHIBIT 222. Email from Harry Gural to Avis Duvall, cc: Jesse Jennel, Marco Cruz, CM Mary Cheh, Johanna Shreve, Joel Cohn, John Falcicchio, and DC Council staff; “Equity’s rental practices are illegal – please feel free to sue me,” (Apr. 1, 2016) *Respondent #000835*
- EXHIBIT 223. Letter from Greenstein, DeLorme and Luchs to Harry Gural, “Notice of Landlord’s Reservation of Rights,” (Apr. 25, 2016), *Respondent #005177*)
- EXHIBIT 224. 3003 Van Ness Statement for Harry Gural, (Feb. 1, 2013 to Aug. 6, 2016), *Respondent #000279*
- EXHIBIT 225. Equity Residential internal log for Harry Gural, (Apr. 27, 2011 to Aug. 31, 2016), *Respondent #000325*
- EXHIBIT 226. Email from Harry Gural to Avis Duvall, “Rent Increase,” (Feb. 8, 2015), *Respondent #001723*
- EXHIBIT 227. Email from Marco Cruz to Jesse Jennell, “Harry Gural S 707,” (June 4, 2015), *Respondent #001779*
- EXHIBIT 228. Email from Jesse Jennell to Marco Cruz, “Re: Harry Gural S 707,” (June 4, 2015), *Respondent #003603*
- EXHIBIT 229. Email from Marco Cruz to Jesse Jennell, “Re: Harry Gural S 707,” (June 4, 2015), *Respondent #003605*
- EXHIBIT 230. Email from Jesse Jennell to Marco Cruz, “Re: Harry Gural S 707,” (June 4, 2015), *Respondent #000203*
- EXHIBIT 231. Email from Harry Gural to Marco Cruz, cc: Jesse Jennel and Avis Duvall (Dec. 10, 2015) *Respondent #004461*