

**DISTRICT OF COLUMBIA  
OFFICE OF ADMINISTRATIVE HEARINGS**

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<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 OPPOSITION TO HOUSING PROVIDER MOTION TO QUASH  
SUBPOENA OF AVIS DUVALL**

Tenant/Petitioner Harry Gural submits his opposition to the Housing Provider’s Opposed Motion to Quash Subpoena of Avis Duvall.

During proceedings for this case in the Office of Administrative Hearings (OAH) in 2017, the Tenant was prevented from calling Avis Duvall as a witness. The Court decided against the Tenant on issues of rent increases and alleged retaliation. The Tenant appealed to the Rental Housing Commission (RHC), which overturned those decisions, remanding them to OAH for final adjudication on the issues of rent increases and retaliation. The Decision<sup>1</sup> *specifically* stated that the Tenant should be granted the ability to subpoena Avis Duvall.

**I. Why it Matters – Penalties**

The upcoming hearing on Jan. 24<sup>th</sup> and 25<sup>th</sup> will help decide how much the Housing Provider will pay the Tenant in penalties for overcharges and for alleged retaliation for his

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<sup>1</sup> [\*Harry Gural vs. Equity Residential Management and Smith Property Holdings\*](#), RH-TP-16-30,855

advocacy as tenant association president. The question of whether the Housing Provider overcharged the Tenant has been all but settled by the Rental Housing Commission. What remains is the question whether the overcharges were made in *bad faith*, for which the law mandates a penalty of treble the amount of the overcharges. (§42–3509.01. Penalties)<sup>2</sup>

The Housing Provider’s recent online invoice demands that the Tenant pay \$49,445.82 for rent past due (EXHIBIT A), despite the fact that the Tenant has paid his rent in full, according to the definition of the words “rent charged” in the Rental Housing Act and in the Rental Housing Commission decision. If the Tenant can show that the Housing Provider overcharged him *in bad faith*, he is due treble the overcharge – almost \$150,000 – in penalties.

The Housing Provider has forced the Tenant to pay out-of-pocket \$297 per month for supposed underpayments via a Protective Order in the case it filed against him in April 2016 in the Landlord and Tenant Branch of DC Superior Court (2016-LTB-10963)<sup>3</sup>. The Tenant argues that the Housing Provider’s suit against him for what at the time was a \$297 dispute constitutes retaliation for his work as president of his tenant association. The Court docket shows that altogether the Tenant has paid \$26,474 into the DC Superior Court registry. (EXHIBIT B)

The Tenant’s argument for substantial penalties depends on his ability to demonstrate that the Housing Provider’s overcharges were made in *bad faith*, and that the Housing Provider’s suit against him in Superior Court constitutes *intentional retaliation*.

This depends in turn on the testimony of the Housing Provider’s employees who were engaged with the Tenant in disputes over his rent increase in 2016.

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<sup>2</sup> [§ 42–3509.01. Penalties. | D.C. Law Library](#)

<sup>3</sup> [Equity Residential vs. Harry Gural](#), filed April 25, 2016

Avis Duvall, the property manager for 3003 Van Ness, was the Equity Residential employee most deeply involved in these events, and she may be able to shed light on whether the Housing Providers overcharges were made in *bad faith* and whether filing suit against him was a form of *intentional retaliation*. Duvall signed the forms demanding that the Tenant pay a rent increase of \$362 per month; she wrote emails pressuring him to sign a lease with an incorrect figure listed as the rent; and she signed documents filing suit against the Tenant Landlord and Tenant Branch of DC Superior Court. (EXHIBIT C) In addition, Duvall was the sender or recipient of dozens of emails between the Housing Provider and the Tenant or between employees of Equity Residential on topics directly related to the Tenant's petition, as evidenced in the Tenant's filings to the Court on Dec. 15, 2023, and Jan. 12, 2024. (EXHIBITS D and E)

## **II. The Attempt to Subpoena Avis Duvall**

The Tenant filed a motion on Dec. 19, 2023, requesting the court to issue subpoenas for witnesses, including Avid Duvall. The Court issued an Order Granting Tenant/Petitioner's Motion to Issue Subpoenas on Dec. 22, 2023, providing signed subpoenas for Avis Duvall and three other Equity Residential employees.

The Tenant hired Same Day Process Server Inc. to attempt to serve a subpoena on Duvall. After a failed attempt to serve her at one address, the process server was able to serve a subpoena on her at her home in Mount Airy, MD. (EXHIBIT F)

Ms. Duvall's home in Mount Airy, MD is approximately 39 miles from the Office of Administrative Hearings at 441 4<sup>th</sup> Street, NW in Washington, D.C.

Tenant noted that OAH rule 2824.11 states, "A subpoena may be served at any place within the District of Columbia, or at any place outside the District of Columbia that is within twenty-five (25) miles of the place of the hearing." Uncertain of how to proceed, the Tenant wrote an email on Jan. 18 to Michael Princivil, a Legal Assistant at the Office of Administrative

Hearings, requesting advice regarding OAH rules on service. The email was copied to Housing Provider's counsel. (EXHIBIT G)

On Jan. 19<sup>th</sup>, the Housing Provider filed a Motion to Quash Subpoena to Avis Duvall.

### **III. Other Possible Witnesses**

After Avis Duvall, the Equity Residential employee most involved in the 2016 dispute with the Tenant over rent increases was Jesse Jennell, former Equity Residential Regional Manager for the DC Metro Area. Jennell's name appears frequently in the list of emails about rent increases in 2015 and 2016 to and from the Housing Provider and the Tenant and between employees of Equity Residential. (EXHIBITS D and E) However, Jennell has moved to California and now works for Equity as the Senior Regional Manager for the Los Angeles County Area, outside the 25-mile reach of a subpoena under OAH rules.

Marco Cruz Barzola, former Community Manager for 3003 Van Ness, was somewhat involved in the events of 2016, but he played a much smaller role. He has moved to New York City, where he appears to continue to work for Equity Residential. He also appears to be beyond the reach of a subpoena.

The Tenant has successfully served subpoenas on two other Equity Residential employees. Stacey Aguiar, Vice President for Equity Residential Management for the DC region. (EXHIBITS H AND I) Ms. Aguiar did not play a direct role in negotiations over rent increases in 2016, and may or may not have knowledge about whether the Housing Provider's overcharges were in bad faith. Julie Jackson was a Leasing Consultant for Equity Residential at 3003 Van Ness, and while she did not interact directly with the Tenant at the time, she may have some knowledge about the issues at hand.

The Tenant also was granted a subpoena for Equity Residential Senior Vice President Frances Nolan, who appears to have worked out of the Washington DC office of Equity

Residential in 2016. Nolan was copied on some of the emails recovered by of the Tenant's document request to the Housing Provider, so she likely has close knowledge of the issues and is likely in an ideal position to know whether overcharges were made in good faith. However, she appears to have been relocated to the Chicago main office of Equity Residential, and it isn't clear whether she retains an office of a residence in the District of Columbia.

#### **IV. Argument**

The Rental Housing Commission's 2020 decision directed the Court to allow the Tenant to subpoena Avis Duvall – overturning the previous decision to decide the issue of the rent increase on summary judgment and overturning the decision to grant the Housing Provider's 2017 Motion to Quash the Subpoena to Avis Duvall. If the Court had allowed a subpoena of Avis Duvall at that time, when she was working in the District of Columbia, she would have appeared as a witness for the Tenant in evidentiary hearings.

The Rental Housing Commission could not have envisioned that Avis Duvall would no longer work for Equity Residential, or that she would move just 14 miles outside a 25-mile radius of Judiciary Square.

The Tenant argues that the best option would be for Duvall to testify voluntarily or for the Court, if it is within its power, to compel Duvall to do so. If that is not possible, the Tenant petitions the court to allow a subpoena of Jesse Jennell, who continues to work for Equity Residential. Although Mr. Jennell appears to work out of a Los Angeles office, he could easily testify via Zoom.

The Housing Provider repeatedly has expressed concern that proceedings on this tenant petition, filed in 2016, are still ongoing. This complaint rings hollow as the Tenant, not the Housing Provider, is the injured party, with the Housing Provider continuing to overcharge the Tenant month after month, with total overcharges now reaching almost \$50,000. Moreover, the

Tenant has been forced to pay \$297 per month out-of-pocket –\$26,474 overall –into a Protective Order as the result of a frivolous suit by the Housing Provider against the Tenant in the Landlord and Tenant Branch of DC Superior Court. The Housing Provider has repeatedly refused to join the Tenant in requesting and end to the Protective Order – despite the Rental Housing Commission’s in *Gabriel Fineman vs. Smith Property Holdings*, and *Harry Gural vs. Equity Residential Management*, and despite the passage by the DC Council of the Rent Charged Definition Clarifications Act.<sup>4</sup>

Moreover, much of the Housing Provider’s legal efforts on the issue of rent increases actually has been expended as a result of a related case brought by DC Attorney General in *District of Columbia vs. Equity Residential Management* (2017-CA-008334-B).<sup>5</sup> The Tenant was the whistleblower who brought extensive evidence of wrongdoing to the Attorney General. The Court rendered a \$2 million decision against Equity, with \$1 million in restitution for residents of 3003 Van Ness.

In addition, Equity Residential will be forced to defend itself against charges of price fixing in another case brought against it by the DC Attorney General.<sup>6</sup> Delayed proceedings in the case of *Harry Gural vs. Equity Residential*, during the worst global pandemic in more than a century, is not the worst of the companies legal problems.

The Housing Provider could ensure that proceedings in the present case proceed posthaste by agreeing to a subpoena of Senior Regional Manager Jesse Jennell via the Washington DC office of Equity Residential, or via the Housing Provider’s counsel. Alternately, the Housing Provider could agree to a subpoena for and to guaranteeing the appearance of

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<sup>4</sup> [Rent Charged Definition Clarification Act](#)

<sup>5</sup> [District of Columbia vs. Equity Residential Management](#),

<sup>6</sup> [District of Columbia v. RealPage Inc. et. al.](#), Nov. 2023

Frances Nolan, Senior Vice President of Equity Residential, now apparently primarily located in Chicago.

While OAH rules appear to require a subpoena to be served four days before a hearing, the Housing Provider could agree to an appearance by Mr. Jennell or Frances Nolan one day earlier – on January 25<sup>th</sup>, the second scheduled day of the upcoming evidentiary hearing.

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

Dated: January 21, 2024

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing Tenant Opposition to Housing Provider Motion to Quash Subpoena of Avis Duvall was served on this 21<sup>st</sup> 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. 21, 2024

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Harry Gural  
Tenant/Petitioner, *pro se*

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



# EXHIBIT A



# My Statement

Balance  
**\$49,445.82**

## Office Hours

Mon:  
Closed

Tue:  
10:00 AM - 6:00 PM

Wed:  
10:00 AM - 6:00 PM

Thu:  
10:00 AM - 6:00 PM

Fri:  
10:00 AM - 6:00 PM

Sat:  
10:00 AM - 5:00 PM

Sun:  
Closed

You have a balance of \$49,445.82

[Make a Payment](#)

## Statement Detail

Activity	Description	Amount	Balance
<b>1/6/2024</b>			
Late Fee	Auto Late Fee	\$139.30	\$49,445.82
<b>1/5/2024</b>			
Late Fee	RM Approved-Customer Service	-\$804.40	\$49,306.52
Check	#0000995424	-\$1,995.00	\$50,110.92
<b>1/1/2024</b>			
Monthly Reserved Parking	January Charge	\$185.00	\$52,105.92
Monthly Apartment Rent	January Charge	\$2,601.00	\$51,920.92

[MORE](#)

# **EXHIBIT B**

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

**EQUITY RESIDENTIAL MANAGEMENT, LLC VS. GURAL, §  
HARRY §  
§**

Location: **Landlord Tenant**  
Judicial Officer: **Landlord & Tenant, Judge**  
Filed on: **04/27/2016**

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**Case Information**

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File Date 04/27/2016

**Cause of Action**  
Non-Payment of Rent

**Description/Remedy**  
Action  
Non-Payment of Rent

Case Type: Landlord & Tenant - Residential  
Subtype: Non-Payment of Rent  
Case Status: **04/27/2016 Open**

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**Assignment Information**

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**Current Case Assignment**

Case Number 2016-LTB-010863  
Court Landlord Tenant  
Date Assigned 04/27/2016  
Judicial Officer Landlord & Tenant, Judge

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**Party Information**

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*Lead Attorneys*

<b>Plaintiff</b>	<b>Equity Residential Management, LLC</b> 3003 Van Ness St., N.W. WASHINGTON, DC 20008	<b>Greenberg, Joshua M</b> <b>Retained</b> 202-452-1400(W) 301-731-4601(H) GREENSTEIN DELORME & LUCHS PC 801 17TH STRET NW, SUITE 1000 WASHINGTON, DC 20006 jmg@gdllaw.com
<b>Defendant</b>	<b>Gural, Harry</b> 3003 Van Ness Street, NW Apt. S707 WASHINGTON, DC 20008	<b>Pro Se</b> 202-713-6722(W) 3003 Van Ness Street, NW Apt. S707 WASHINGTON, DC 20008 harrygural@gmail.com


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**Events and Orders of the Court**

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04/27/2016  Complaint for Non-Payment of Rent Filed  
*Complaint for Non-Payment of Rent Filed Receipt: 377598 Date: 04/27/2016*

04/27/2016  
Event Scheduled  
*Event Scheduled Event: Initial Hearing Date: 05/19/2016 Time: 9:00 am Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

05/10/2016  Aff of Service of Summons & Complaint by Personal Service  
*Affidavit of Service of Summons & Complaint by Personal Service Filed docketed 5-11-16 NA*

Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

05/13/2016



Praecipe Filed:  
Praecipe Filed:

05/19/2016 **Initial Hearing** (9:00 AM) (Judicial Officer: Campbell, John M)  
*Initial Hearing Held*

05/19/2016

Protective Order Granted Orally in Court by Judge.  
*Protective Order Granted Orally in Court by Judge Campbell. Defendant ordered to pay into the Court Registry the sum of \$297.00 by the 5th day of June and the sum of \$297.00 on the 5th day of each month thereafter during the pendency of this case. Protective Order information sheet provided to the tenant. Form 8 -Judge Sent on: 05/19/2016 10:47:12.49*

05/19/2016 Drayton Stay Entered  
*Drayton Stay Entered*

05/19/2016

Praecipe to Continue:  
*Consent Praecipe Entering a Drayton Stay Until 9/19/2016; Entering a Protective Order; and Continuing Case for a Further Initial Hearing on 9/19/2016 at 10:00 a.m., All Rights Reserved HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

05/19/2016

Event Resulted:  
*Event Resulted: The following event: Initial Hearing scheduled for 05/19/2016 at 9:00 am has been resulted as follows: Result: Initial Hearing Held; Consent Praecipe Entering a Drayton Stay Until 9/19/2016; Entering a Protective Order; Continuing for a Further Initial Hearing on 9/19/2016 at 10:00 a.m., All Rights Reserved filed and approved herein Judge: CAMPBELL, JOHN M Location: LandLord & Tenant Courtroom B-109*

05/19/2016

Event Scheduled  
*Event Scheduled Event: Further Initial Hearing Date: 09/19/2016 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

05/31/2016 Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed Receipt: 381096 Date: 05/31/2016*

06/24/2016 Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed Receipt: 384275 Date: 06/24/2016*

07/28/2016

Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 7/28/2016. HE Receipt: 388317 Date: 07/28/2016*

08/23/2016

Motion to Vacate:  
*Plaintiff Equity Residential Management, LLC's Motion to Vacate the Drayton Stay Filed 8/23/2016. HE Receipt: 391471 Date: 08/23/2016*

08/23/2016

Event Scheduled  
*Event Scheduled Event: Rule 13 Motions Hearing to Vacate Drayton Stay (Hand Delivered) Date: 09/01/2016 Time: 10:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

08/30/2016 Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed Receipt: 392071 Date: 08/30/2016*

08/30/2016

Motion to Strike Pleading Filed  
*Defendant'sd Harry Gural's Opposition and Motion to Strike Equity Residential's Motion to Vacate the Drayton Stay Filed HARRY GURAL (Defendant); Receipt: 392441 Date: 08/30/2016*

08/30/2016

Event Scheduled  
*Event Scheduled Event: Rule 13 Motions Hearing to Strike Equity Residential's Motion to Vacate the Drayton Stay (Mailed) Date: 09/13/2016 Time: 10:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

09/01/2016 **Rule 13 Motions Hearing (Hand Delivered)** (10:30 AM) (Judicial Officer: Johnson, John Ramsey)  
*Rule 13 Motion Hearing Held*

09/01/2016

Event Resulted:

*Event Resulted: The following event: Rule 13 Motions Hearing To Vacate Drayton Stay (Hand Delivered) scheduled for 09/01/2016 at 10:30 am has been resulted as follows: Result: Rule 13 Motion Hearing Held and DENIED. Case continued until 1/25/2017 at 9:30a.m. for Status Hearing. Drayton stay remains. Judge: JOHNSON, JOHN RAMSEY Location: Courtroom B-53 EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff); HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff); PRO SE (Attorney) on behalf of HARRY GURAL (Defendant)*

09/01/2016 Order Denying Motion Entered on the Docket

*Oral Order Denying Motion To Vacate Drayton Stay Entered on the Docket*

09/01/2016

Event Resulted:

*Event Resulted: The following event: Rule 13 Motions Hearing (Mailed) scheduled for 09/13/2016 at 10:30 am has been resulted as follows: Result: Event Cancelled Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

09/01/2016

Event Resulted:

*Event Resulted: The following event: Further Initial Hearing scheduled for 09/19/2016 at 10:00 am has been resulted as follows: Result: Event Cancelled Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

09/01/2016

Status Hearing

*Status Hearing Event: Status Hearing Date: 01/25/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

09/13/2016 **Rule 13 Motions Hearing (Mailed)** (10:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Event Cancelled*

09/19/2016 **Further Initial Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Event Cancelled*

09/28/2016

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 09/28/16 Receipt: 395703 Date: 09/28/2016*

10/28/2016

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 10/28/2016. HARRY GURAL (Defendant); Receipt: 399852 Date: 10/28/2016*

11/16/2016

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 11/16/2016. HE Receipt: 401930 Date: 11/16/2016*

12/14/2016

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 12/14/2016. HARRY GURAL (Defendant); Receipt: 405226 Date: 12/14/2016*

01/18/2017

Protective Order Assessment Paid and Docketed


*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 01/18/2017. HARRY GURAL (Defendant); Receipt: 409027 Date: 01/18/2017*

01/23/2017

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 01/25/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued until 04/07/2017 @ 9:30 a.m. by consent per praecipe filed 01/23/2017. Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

01/23/2017

 Praecipe to Continue:

*Praecipe to Continue the above matter until 04/07/2017 for a Status Hearing by consent. HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

01/23/2017  
Status Hearing  
*Status Hearing Event: Status Hearing Date: 04/07/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

01/25/2017 **Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

02/01/2017  
Event Resulted:  
*Event Resulted: The following event: Status Hearing scheduled for 04/07/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

02/01/2017  Notice Mailed  
*Notice Mailed Notice Of Hearing [L&T]] Sent on: 02/01/2017 10:45:33.25*

02/01/2017  
Status Hearing  
*Status Hearing Event: Status Hearing Date: 04/21/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*


02/23/2017  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed HARRY GURAL (Defendant); Receipt: 413650 Date: 02/23/2017*

03/13/2017  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 3/13/2017. HE Receipt: 416094 Date: 03/13/2017*

04/07/2017 **Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

04/12/2017  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 4/12/2017 Receipt: 419174 Date: 04/12/2017*

04/19/2017  
Event Resulted:  
*Event Resulted: The following event: Status Hearing scheduled for 04/21/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued by consent praecipe Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

04/19/2017   
Praecipe to Continue:  
*Consent Praecipe Continuing Status Conference to Thursday, June 22, 2017 at 9:30 a.m. HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

04/19/2017  
Status Hearing  
*Status Hearing Event: Status Hearing Date: 06/22/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

04/21/2017 **Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

05/24/2017  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 5/24/17. Receipt: 424067 Date: 05/24/2017*

06/21/2017  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00. Paid and Docketed on 6/21/17 HARRY GURAL (Defendant); Receipt: 427003 Date: 06/21/2017*

06/22/2017 **Status Hearing** (9:30 AM) (Judicial Officer: Von Kann, Curtis E)  
*Status Hearing Held*

06/22/2017  
Event Resulted:

Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

Event Resulted: The following event: Status Hearing scheduled for 06/22/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Held. Courtsmart. Courtroom B-53. No parties appeared. Status Hearing continued to 07/06/2017 at 9:30am. Notice to parties. Judge: VON KANN, CURTIS E Location: Courtroom B-53 Participant(s): Judge CURTIS E VON KANN on behalf of Judge LANDLORD & TENANT COURTROOM

06/22/2017



Notice Mailed

Notice Mailed Notice Of Hearing [L&T] Sent on: 06/22/2017 15:32:49.11

06/22/2017

Status Hearing

Status Hearing Event: Status Hearing Date: 07/06/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53

06/27/2017

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 07/06/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued. Per Praecipe Filed Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53

06/27/2017



Praecipe Filed:

Consent Praecipe to Continue Status Hearing Scheduled for July 6, 2017 at 9:30 am to August 29, 2017 at 9:30 am Filed JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)

06/27/2017

Status Hearing

Status Hearing Event: Status Hearing Date: 08/29/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53

07/06/2017 **Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

Status Hearing Continued

07/26/2017

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed HARRY GURAL (Defendant); Receipt: 431203 Date: 07/26/2017

08/22/2017

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 08/29/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued per Consent Praecipe Filed Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53

08/22/2017



Praecipe Filed:

Consent Praecipe Requesting Continuance Filed HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)

08/22/2017

Status Hearing

Status Hearing Event: Status Hearing per Consent Praecipe Filed Date: 09/29/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53

08/28/2017

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 8/28/17. HARRY GURAL (Defendant); Receipt: 435247 Date: 08/28/2017

08/29/2017 **Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

Status Hearing Continued

09/26/2017

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 09/29/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Continued to November 7, 2017 Judge: SATTERFIELD, LEE F Location: Courtroom B-53

09/26/2017



Praecipe Filed:

Consent Praecipe to Continue Status Hearing Scheduled for September 29, 2017 to November 7, 2017 at 9:30 AM Filed HARRY



**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

*GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

09/26/2017

Status Hearing

*Status Hearing Event: Status Hearing Date: 11/07/2017 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

09/28/2017

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00. Paid and Docketed on 9/28/17 HARRY GURAL (Defendant); Receipt: 438903 Date: 09/29/2017*

09/29/2017

**Status Hearing** (9:30 AM) (Judicial Officer: Satterfield, Lee F)

*Status Hearing Continued*

10/02/2017

pro se motion mailed by Clerk's Office


*Protective Order Receipt Mailed by Clerk's Office*

10/17/2017

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00. Paid and Docketed on 10/17/17 HARRY GURAL (Defendant) Receipt: 440932 Date: 10/17/2017*

11/01/2017

 Praeipce to Continue:  
*Consent Praeipce Requesting Continuance Filed. HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

11/01/2017

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 11/07/2017 at 9:30 am has been resulted as follows: Result: Status Hearing Not Held. Consent Praeipce filed to Continue Status Hearing to March 29, 2017 at 9:30a.m. Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

11/01/2017

Status Hearing

*Status Hearing Event: Status Hearing Date: 03/29/2018 Time: 9:30 am Judge: LANDLORD & TENANT JUDGE B-53 Location: Courtroom B-53*

11/07/2017

**Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Not Held*

11/24/2017

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$594.00. Paid and Docketed on 11/24/17 HARRY GURAL (Defendant) Receipt: 445927 Date: 11/24/2017*

01/10/2018

 Notice Mailed

*Notice Mailed Notice Of Hearing [L&T]] Sent on: 01/10/2018 10:16:49.13*

01/29/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297 Paid and Docketed on 1/29/18 HARRY GURAL (Defendant); Receipt: 453216 Date: 01/29/2018*

02/28/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00. Paid and Docketed on 2/28/18 HARRY GURAL (Defendant) Receipt: 457139 Date: 02/28/2018*

03/28/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 3/28/18. HARRY GURAL (Defendant); Receipt: 460404 Date: 03/28/2018*

03/28/2018

 Praeipce to Continue:  
*Consent Praeipce Requesting Continuance HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY*

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

*RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

03/28/2018

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 03/29/2018 at 9:30 am has been resulted as follows: Result: Status Hearing Continued to 9/13/18 at 9:30 am per Consent Praeipce Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

03/28/2018

Status Hearing

*Status Hearing Event: Status Hearing Date: 09/13/2018 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

03/29/2018 **Status Hearing** (9:30 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Continued*

04/26/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297 Paid and Docketed on 4/26/18 HARRY GURAL (Defendant); Receipt: 463727 Date: 04/26/2018*

05/31/2018

Protective Order Assessment Paid and Docketed


*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 5/31/2018. HARRY GURAL (Defendant); Receipt: 468106 Date: 05/31/2018*

06/26/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 06/26/2018 HARRY GURAL (Defendant); Receipt: 471261 Date: 06/26/2018*

07/12/2018

 Praeipce Substituting Counsel Filed

*Praeipce Substituting Appearance Filed DEBRA F LEEGE (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff); GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

07/26/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$ 297.00 Paid and Docketed on 7/26/2018. HARRY GURAL (Defendant); Receipt: 475132 Date: 07/26/2018*

08/28/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00. Paid and Docketed on 8/28/18 HARRY GURAL (Defendant); Receipt: 479534 Date: 08/28/2018*

09/12/2018

 Praeipce to Continue:

*Consent Praeipce Requesting Continuance Filed HARRY GURAL (Defendant); ; PRO SE (Attorney) on behalf of HARRY GURAL (Defendant); GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

09/12/2018

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 09/13/2018 at 10:00 am has been resulted as follows: Result: Status Hearing Continued until January 10, 2019 at 10:30am by consent of parties SV Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

09/12/2018

 Notice Mailed

*Notice Mailed Notice Of Hearing [L&T]] Sent on: 09/12/2018 11:23:46.80*

09/12/2018

Status Hearing

*Status Hearing Event: Status Hearing Date: 01/10/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

09/13/2018 **Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Continued*

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

10/02/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 10/02/2018 HARRY GURAL (Defendant); Receipt: 483909 Date: 10/02/2018*

11/29/2018

Protective Order Assessment Paid and Docketed


*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 11/29/18 HARRY GURAL (Defendant); Receipt: 490740 Date: 11/29/2018*

11/29/2018

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 11/29/18 HARRY GURAL (Defendant); Receipt: 490740 Date: 11/29/2018*

01/08/2019

 Praeipce to Continue:

*Consent Praeipce to Continue Status Hearing to 7/9/19 Filed submitted 01/08/2019 12:37. -MT HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

01/09/2019

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 01/10/2019 at 10:00 am has been resulted as follows: Result: Status Hearing Continued until July 9, 2019 by consent of parties Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

01/09/2019

Status Hearing

*Status Hearing Event: Status Hearing Date: 07/09/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: LandLord & Tenant Courtroom B-109*

01/09/2019

 Praeipce Entering Attorney Appearance Filed

*[NO SIGNATURE] Praeipce Entering Attorney Appearance Filed submitted 01/09/2019 12:55. -MT Attorney: STEVENS, LINDY (888242180)*

01/09/2019

 Praeipce Entering Attorney Appearance Filed

*Praeipce Entering Attorney Appearance Filed. Submitted 01/09/2019 13:14-BL LINDY STEVENS (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

01/10/2019 **Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Continued*

01/10/2019

 Notice Mailed


*Notice Mailed Notice Of Hearing [L&T]) Sent on: 01/10/2019 08:16:27.35*

02/04/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$891 Paid and Docketed on 2/4/19. HARRY GURAL (Defendant); Receipt: 498483 Date: 02/04/2019*

05/07/2019

 Praeipce to Withdraw Appearance Filed

*Praeipce to Withdraw Appearance Filed submitted 05/07/2019 14:18 -MT LINDY STEVENS (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

06/13/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 6/13/2019. HARRY GURAL (Defendant); Receipt: 513549 Date: 06/13/2019*

06/25/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$ 297.00 Paid for July and Docketed on 6/25/2019 HARRY GURAL (Defendant);*

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

Receipt: 514581 Date: 06/25/2019


06/25/2019

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$297.00 Paid for August and Docketed on 6/25/2019 HARRY GURAL (Defendant);

Receipt: 514582 Date: 06/25/2019

06/27/2019

 Praecepte to Continue:

Consent Praecepte Requesting to Continue: Submitted 06/27/2019 15:14. cy HARRY GURAL (Defendant); ; JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)

06/28/2019

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 07/09/2019 at 10:00 am has been resulted as follows: Result: Status Hearing Not Held Per Consent Praecepte filed 6/27/2019. cy Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

06/28/2019

Status Hearing

[SCHEDULED IN ERROR] Status Hearing Event: Status Hearing Date: 07/17/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

07/01/2019

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 07/17/2019 at 10:00 am has been resulted as follows: Result: Event Scheduled in Error Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

07/01/2019

Status Hearing

Status Hearing Event: Status Hearing Date: 09/17/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

07/01/2019



Notice Mailed

Notice Mailed Notice Of Hearing [L&T] Sent on: 07/01/2019 09:05:44.69

07/09/2019

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

Status Hearing Not Held

07/17/2019

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)


Event Scheduled in Error

08/30/2019

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 08/30/2019. HARRY GURAL (Defendant); Receipt: 523098 Date: 08/30/2019

09/05/2019

 Praecepte to Continue:

Consent Praecepte to Continue Submitted 09/05/2019 10:11-MP GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)

09/05/2019

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 09/17/2019 at 10:00 am has been resulted as follows: Result: Event Cancelled Per Consent Praecepte to Continue Filed Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

09/05/2019

Status Hearing

Status Hearing Event: Status Hearing Date: 11/06/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

09/06/2019



Notice Mailed

Notice Mailed Notice Of Hearing [L&T] Sent on: 09/06/2019 08:34:31.64

09/17/2019

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

*Event Cancelled*

09/30/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 9/30/2019. HARRY GURAL (Defendant); Receipt: 526630 Date: 09/30/2019*

10/28/2019



Praecipe to Continue:

*Consent Praecipe Requesting to Continue: Submitted 10/28/2019 14:13. cy*

10/29/2019

Status Hearing

*Status Hearing Event: Status Hearing Date: 11/18/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

10/29/2019

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 11/06/2019 at 10:00 am has been resulted as follows: Result: Status Hearing Not Held Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

10/29/2019

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 11/18/2019 at 10:00 am has been resulted as follows: Result: Status Hearing Not Held Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

10/29/2019

Status Hearing

*Status Hearing Event: Status Hearing Date: 12/18/2019 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

10/30/2019



Notice Mailed

*Notice Mailed Notice Of Hearing [L&T]] Sent on: 10/30/2019 08:27:13.37*

11/06/2019

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Not Held*

11/06/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 11/06/2019. HARRY GURAL (Defendant); Receipt: 531641 Date: 11/06/2019*

11/18/2019

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

*Status Hearing Not Held*

11/26/2019

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$594.00 Paid and Docketed on 11/26/2019 HARRY GURAL (Defendant); Receipt: 534083 Date: 11/26/2019*

12/04/2019



Praecipe to Continue:

*Consent Praecipe Requesting Continuance Filed. Submitted 12/04/2019 14:04-ME HARRY GURAL (Defendant); ; GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

12/09/2019

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 12/18/2019 at 10:00 am has been resulted as follows: Result: Status Hearing Continued per Consent Praecipe Filed. Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

12/09/2019

Status Hearing

*Status Hearing Event: Status Hearing Date: 01/29/2020 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

12/10/2019



Notice Mailed

*Notice Mailed Notice Of Hearing [L&T]] Sent on: 12/10/2019 09:01:12.29*


**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

12/18/2019 **Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

01/21/2020

 Praecepto to Continue:  
*Consent Praecepto Requesting Continuance Filed. Submitted 01/21/2020 16:08-ME HARRY GURAL (Defendant); ; GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

01/23/2020

Event Resulted:  
*Event Resulted: The following event: Status Hearing scheduled for 01/29/2020 at 10:00 am has been resulted as follows: Result: Status Hearing Continued per consent praecipe filed Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

01/23/2020

Status Hearing  
*Status Hearing Event: Status Hearing Date: 04/15/2020 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

01/23/2020

 Notice Mailed  
*Notice Mailed Notice Of Hearing [L&T]] Sent on: 01/23/2020 09:05:06.79*

01/29/2020

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

03/09/2020

Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 03/09/2020. HARRY GURAL (Defendant); Receipt: 547913 Date: 03/09/2020*

03/09/2020

Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$297.00 Paid and Docketed on 03/09/2020. HARRY GURAL (Defendant); Receipt: 547914 Date: 03/09/2020*


03/20/2020

Status Hearing  
*Status Hearing Event: Status Hearing Date: 06/03/2020 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

03/20/2020

Event Resulted:  
*Event Resulted: The following event: Status Hearing scheduled for 04/15/2020 at 10:00 am has been resulted as follows: Result: Status Hearing Continued to 6/3/2020 at 10:00 am due to court closure. Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

03/23/2020

 Notice Mailed  
*Notice Mailed Notice Of Hearing [L&T]] Sent on: 03/23/2020 10:11:02.55*

04/15/2020

**Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

05/21/2020

Event Resulted:  
*Event Resulted: The following event: Status Hearing scheduled for 06/03/2020 at 10:00 am has been resulted as follows: Result: Event Cancelled due the current public health state of emergency. Case to be rescheduled at a later date. Notice mailed. JA Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

05/21/2020

Event Resulted:  
*Event Resulted: Event: Event Cancelled - Will Be Rescheduled Date: 05/01/2022 Time: 7:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

05/21/2020

Event Resulted:  
*Event Resulted: Event: Event Cancelled - Will Be Rescheduled Date: 05/01/2022 Time: 7:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

- 05/21/2020  Event Cancelled, Notice Sent  
*Event Cancelled, Notice Sent Cancellation Notice Sent on: 05/21/2020 10:44:58.52*
- 06/03/2020 **Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Event Cancelled*
- 07/16/2020  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$1188 Paid and Docketed on 7/16/2020 HARRY GURAL (Defendant); Receipt: 550714 Date: 07/16/2020 Receipt 550714 reversed by 550715 on 07/16/2020.*
- 07/20/2020  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 07/20/2020. HARRY GURAL (Defendant); Receipt: 550720 Date: 07/21/2020*
- 07/20/2020  Miscellaneous Docket  
*Receipt for Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 07/20/2020.*
- 10/14/2020  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 10/14/2020. HARRY GURAL (Defendant); Receipt: 550982 Date: 10/15/2020*
- 10/14/2020  Miscellaneous Docket  
*Receipt for Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 10/14/2020.*
- 10/25/2020   
Praeipce to Change Address  
*Praeipce to Change Address. Submitted 10/25/2020 22:43 AL JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*
- 10/25/2020   
Praeipce to Change Address  
*Praeipce to Change Address. Submitted 10/25/2020 22:46. AL JOSHUA M GREENBERG (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*
- 11/25/2020  
Protective Order Assessment Paid and Docketed  
*Protective Order Assessment in the Amount of \$1000.00 Paid and Docketed on 11/25/2020 HARRY GURAL (Defendant); Receipt: 551156 Date: 11/25/2020*
- 11/25/2020  Miscellaneous Docket  
*Receipt for Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 11/25/2020*
- 12/15/2020  
Event Resulted:  
*Event Resulted: The following event: Event Cancelled - Will Be Rescheduled scheduled for 05/01/2022 at 7:00 am has been resulted as follows: Result: Event Cancelled Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*
- 02/04/2021  
Event Scheduled  
*Event Scheduled The following event: Event Cancelled - Will Be Rescheduled scheduled for 05/01/2022 at 7:00 am has been resulted as follows: Result: Future Event Scheduled Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*
- 02/04/2021  
Status Hearing  
*Status Hearing Event: Status Hearing Date: 04/01/2021 Time: 9:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*
- 02/05/2021  Notice Mailed  
*Notice Mailed Notice Of Remote Hearing [L&T] Sent on: 02/05/2021 09:52:35.90*
- 03/22/2021

Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 3/22/21. HARRY GURAL (Defendant); Receipt: 551809 Date: 03/22/2021

03/22/2021



Miscellaneous Docket

Protective Order Receipt

03/25/2021



Praecipe to Continue:

Consent Praecipe to Continue. Submitted 03/25/2021 10:19. AL

03/25/2021

Status Hearing

Status Hearing Event: Status Hearing Date: 11/17/2021 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

03/25/2021

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 04/01/2021 at 9:00 am has been resulted as follows: Result: Event Cancelled Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

03/26/2021



Notice Mailed

Notice Mailed Notice Of Remote Hearing [L&T] Sent on: 03/26/2021 08:49:21.01

04/01/2021

**Status Hearing** (9:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)

Event Cancelled

06/22/2021

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 06/22/2021. Receipt: 552398 Date: 06/22/2021

06/22/2021

Miscellaneous Docket

Receipt for Protective Order 61677110

08/17/2021

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 08/17/2021. KNE HARRY GURAL (Defendant); Receipt: 552800 Date: 08/17/2021

08/17/2021



Miscellaneous Docket

Receipt 62686868 For Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 08/17/2021. KNE HARRY GURAL (Defendant);

10/15/2021

Praecipe to Continue:

Consent Praecipe Requesting Continuance Filed. Submitted on 10/15/2021 13:11. sw Attorney: BOOTH, GWYNNE (996112)

10/25/2021

Event Resulted:

Event Resulted: The following event: Status Hearing scheduled for 11/17/2021 at 10:00 am has been resulted as follows: Result: Status Hearing Continued Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

10/25/2021

Status Hearing

Status Hearing Event: Status Hearing Date: 07/29/2022 Time: 12:00 pm Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109

10/26/2021



Notice Mailed

Notice Mailed Notice Of Remote Hearing [L&T] Sent on: 10/26/2021 12:48:53.61

11/02/2021

Protective Order Assessment Paid and Docketed

Protective Order Assessment in the Amount of \$ 1,000.00 Paid and Docketed on 11/02/2021 Receipt: 553534 Date: 11/02/2021

11/02/2021



Miscellaneous Docket



**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

*Protective Order Assessment in the Amount of \$ 1,000.00 Paid and Docketed on 11/02/2021 Receipt: 553534 Date: 11/02/2021*

11/17/2021 **Status Hearing** (10:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

01/18/2022

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$1000.00 Paid and Docketed on 1/18/2022. AL HARRY GURAL (Defendant); Receipt: 554432 Date: 01/18/2022*

01/18/2022 Miscellaneous Docket

*Receipt for Protective Order Assessment in the Amount of \$1000.00 Paid and Docketed on 1/18/2022. AL*

05/01/2022 **Event Cancelled - Will Be Rescheduled** (7:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Event Cancelled*


05/01/2022 **Event Cancelled - Will Be Rescheduled** (7:00 AM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Future Event Scheduled*

06/22/2022

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 06/22/2022 HARRY GURAL (Defendant); Receipt: 558784 Date: 06/22/2022*

06/22/2022

 Miscellaneous Docket

*Receipt for Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 06/22/2022*

07/11/2022

 Praecepto to Continue:

*Praecepto to Continue Status Hearing Filed submitted 07/11/2022 16:22. lpw GWYNNE BOOTH (Attorney) on behalf of EQUITY RESIDENTIAL MANAGEMENT, LLC (Plaintiff)*

07/11/2022

Status Hearing

*Status Hearing Event: Status Hearing Date: 12/14/2022 Time: 10:00 am Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

07/11/2022

Event Resulted:

*Event Resulted: The following event: Status Hearing scheduled for 07/29/2022 at 12:00 pm has been resulted as follows: Result: Status Hearing Continued Judge: LANDLORD & TENANT COURTROOM Location: Landlord & Tenant Courtroom B-109*

07/13/2022

 Notice Mailed


*Notice Mailed Notice Of Remote Hearing [L&T] Sent on: 07/13/2022 10:05:08.63*

07/26/2022

Protective Order Assessment Paid and Docketed

*Protective Order Assessment in the Amount of \$1,000.00 Paid and Docketed on 07/26/2022. KNE HARRY GURAL (Defendant); Receipt: 560041 Date: 07/26/2022*

07/26/2022

 Miscellaneous Docket

*Receipt For Protective Order ID 68555940 Assessment in the Amount of \$1,000.00 Paid and Docketed on 07/26/2022 HARRY GURAL (Defendant);*

07/29/2022 **Status Hearing** (12:00 PM) (Judicial Officer: Landlord & Tenant, Courtroom)  
*Status Hearing Continued*

10/14/2022

Court Ordered Escrow

*Court Ordered Escrow Receipt: 564138 Date: 10/14/2022*

10/14/2022

Protective Order Assessment Paid and Docketed

*(((ERROR)))Protective Order Assessment in the Amount of \$1000 Paid and Docketed on 10/17/2022. LKG HARRY GURAL (Defendant); Receipt: 564251 Date: 10/17/2022 Receipt 564251 reversed by 564261 on 10/17/2022.*

10/17/2022

Miscellaneous Docket

Landlord Tenant

Case Summary

Case No. 2016-LTB-010863

Receipt For Protective Order ID 69985272 Assessment in the Amount of \$1,000.00 Paid and Docketed on 10/17/2022 LKG. HARRY GURAL (Defendant);

- 12/12/2022 Notice to Court (Praeipce) Requesting Continuance Party: Defendant Gural, Harry
12/14/2022 CANCELED Status Hearing (10:00 AM) (Judicial Officer: Assigned Landlord and Tenant Courtroom, Judge) Vacated
02/21/2023 Protective Order Assessment Paid and Docketed in the amount of \$1000. Party: Defendant Gural, Harry
05/01/2023 Notice to Court (Praeipce) Requesting Continuance Party: Plaintiff Equity Residential Management, LLC; Primary Attorney Greenberg, Joshua M
05/17/2023 CANCELED Remote Status Conference (9:00 AM) (Judicial Officer: Landlord & Tenant, Judge) Withdrawn
05/24/2023 Notice to Court (Praeipce) to Withdraw Filed Party: Plaintiff Equity Residential Management, LLC
06/26/2023 Protective Order Assessment Paid and Docketed in the amount of \$1,000.00. Party: Defendant Gural, Harry
08/02/2023 Protective Order Assessment Paid and Docketed in the amount of \$1,000.00. Party: Defendant Gural, Harry
10/17/2023 Protective Order Assessment Paid and Docketed in the amount of \$1000. Party: Defendant Gural, Harry
11/14/2023 Notice Entering Limited/Temporary Appearance Filed Docketed on: 11/14/2023 Filed by: Defendant Gural, Harry
11/14/2023 Notice to Court (Praeipce) Requesting Continuance Consent Praeipce Requesting Continuance Party: Defendant Gural, Harry; Plaintiff Equity Residential Management, LLC; Primary Attorney Greenberg, Joshua M
11/15/2023 CANCELED Remote Status Hearing (10:00 AM) (Judicial Officer: Landlord & Tenant, Judge) Request of Party/Parties
02/28/2024 Remote Status Hearing (10:00 AM) (Judicial Officer: Landlord & Tenant, Judge)

Financial Information

Table with 2 columns: Description and Amount. Rows include Defendant Gural, Harry (Total Financial Assessment 10.00, Total Payments and Credits 10.00, Balance Due as of 01/21/2024 0.00) and Plaintiff Equity Residential Management, LLC (Total Financial Assessment 25.00, Total Payments and Credits 25.00).

**Landlord Tenant**

**Case Summary**

**Case No. 2016-LTB-010863**

**Balance Due as of 01/21/2024**

**0.00**

**Defendant** Gural, Harry

**Court Ordered Escrow Balance as of  
01/21/2024**

**26,474.00**

**Plaintiff** Equity Residential Management, LLC

**Court Ordered Escrow Balance as of  
01/21/2024**

**1,594.00**

# EXHIBIT C

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION
LANDLORD AND TENANT BRANCH
510 4th STREET, N.W., Building B, Room #110, Washington, D.C. 20001 Telephone (202) 879-4879

Case No. LTB \_\_\_\_\_

EQUITY RESIDENTIAL MANAGEMENT, L.L.C.
Plaintiff(s)
3003 Van Ness Street, N.W.
Address (No post office boxes)
Washington DC 20008
City State Zip Code
(202) 452-1400 - counsel
Phone Number

HARRY GURAL
Defendant(s)
3003 Van Ness Street, Apt. S707
Address
Washington, D.C. 20008
Zip Code
Phone Number (if known)

VERIFIED COMPLAINT FOR POSSESSION OF REAL PROPERTY -- FORM 1A
(Nonpayment of Rent - Residential Property)

DISTRICT OF COLUMBIA, ss:

- 1. I, (name, address, and phone #) Avis DuVall, 3003 Van Ness Street, N.W., Washington, D.C. 20008 (202) 244-7811, swear or affirm, under penalties of perjury, that I have knowledge of the facts set forth in this Complaint and that I am: [ ] Plaintiff, or [ ] Plaintiff's attorney, or [x] Plaintiff's agent authorized to make this verification and my relationship to Plaintiff is (explain, and if Plaintiff is a corporation, include your title) General Manager of 3003 Van Ness and authorized agent of management company as agent for owner.
2. Plaintiff: [x] is the Landlord or Owner, or [ ] has been appointed Personal Representative of the Estate in case no. \_\_\_\_\_ and is authorized to take possession of the property, or [ ] is not the Landlord, Owner, or Personal Representative, but has the right to demand possession because (explain) \_\_\_\_\_.
3. Plaintiff seeks possession of property located at 3003 Van Ness Street, Apt. S707, Washington, D.C. Property is in possession of Defendant, a tenant who holds it without right. Plaintiff seeks possession of property because: [x] Defendant failed to pay: \$ 297.00, total rent due from April 1, 2016 to April 30, 2016. The monthly rent is \$ 2,192.00. The lease permits late fees of \$ 44.55 (15%) per month. Plaintiff seeks other fees of \$ \_\_\_\_\_ for \_\_\_\_\_. (explain), defined as rent under paragraph no. \_\_\_\_\_ of the lease (bring lease to every court date) for this property, which is not subsidized and is exempt from rent control. The total amount due to Plaintiff is \$ 341.55 \*\*. Notice to quit has been: [ ] served as required by law, or [x] I have personally reviewed the lease and Defendant has expressly waived the right to be served with a notice to quit in paragraph no. 26 on page number 5 of the lease, or [ ] Defendant has expressly waived that right in another document (attach copy).
4. Rent for the property of which Plaintiff seeks possession is subsidized by the federal or local government? [ ] yes [x] no
If the rent is subsidized, answer all of the following:
What amount of rent, if any, is due from the tenant per month? \$ \_\_\_\_\_
What amount of rent, if any, is due from the subsidy program per month? \$ \_\_\_\_\_
Is the rent amount alleged due for any month listed in the complaint over and above the tenant's portion of the rent for that month? [ ] yes [ ] no
Has the subsidy program failed to pay its portion of the rent for any of the months at issue in this case? [ ] yes [ ] no

Therefore, Plaintiff asks the Court for: (check all that apply) without limitation, rent, additional rent (e.g., parking) and applicable late fees, commencing as of May 1, 2016 and continuing on the 1st of \_\_\_\_\_ month thereafter
[x] Judgment for possession of the property described and costs taxed by the Clerk.
[x] Money judgment for rent, fees defined as rent, and late fees in the total amount of \$ 341.55 \*\*.
[x] A protective order requiring that all future rent be paid into the Court Registry until the case is decided.

Subscribed & sworn to before me this 25 day of April, 2016
Notary Public My Commission expires 11-30-2016

[Signature] 4/25/16
Plaintiff/Plaintiff's Attorney/Plaintiff's Agent Date
General Manager of 3003 Van Ness
Title of Person Signing (if any)

Important Note to Parties: Court of Appeals Rule 49, Superior Court Rule of Civil Procedure 101, and Landlord and Tenant Rule 9 prohibit the unauthorized practice of law. Any person who is not a lawyer in good standing in the District of Columbia should be aware that he or she could be engaging in the unauthorized practice of law if he or she acts on behalf of another in the Landlord and Tenant Branch for any purpose other than to request a continuance.

Joshua M. Greenberg/Debra F. Leege 489323/497380
Plaintiff/Plaintiff's Attorney Unified Bar No.
Greenstein DeLorme & Luchs, P.C., 1620 L Street, N.W., Suite 900, Washington, DC 20036
Address Zip Code
(202) 452-1400 JMG@GDLLAW.COM/DFL@GDLLAW.COM
Phone No. Email Address (required only for attorneys)

CLERK OF THE COURT



Costs of this suit to date are \$ 27.49
EXHIBIT 112

## **IMPORTANT INFORMATION - PLEASE READ CAREFULLY**

**BEFORE YOU COME TO COURT:** Contact one of these agencies for legal assistance or look on [www.lawhelp.org/dc](http://www.lawhelp.org/dc) to learn about settlement options, legal defenses, presenting your case and more information about your rights as a tenant before your court date:

Neighborhood Legal Services	(202) 269-5100	Legal Counsel for the Elderly	(202) 434-2120
D.C. Law Students in Court	(202) 638-4798	Bread for the City	(202) 265-2400
The Legal Aid Society of D.C.	(202) 628-1161	D.C. Bar Legal Information Help Line	(202) 626-3499

Residential landlords and tenants may also visit the Landlord Tenant Resource Center located at 510 4<sup>th</sup> Street, NW, Bldg. B, Room #115 (202) 508-1710. The Resource Center provides legal information from attorneys at no charge and is open from 9:15 a.m. to Noon, Mon. – Fri.

**YOUR LANDLORD HAS SUED TO EVICT YOU. COME TO COURT ON THE DATE YOUR SUMMONS REQUIRES YOU TO APPEAR:**

Come to court even if you think you do not owe any rent or have not violated your lease. If you do not come to court, or if you are late, you may be evicted without any further court hearings. You also may have a judgment for money entered against you, and your landlord may be allowed to garnish your wages or bank account.

**IF YOU HAVE ALREADY PAID THE RENT: Read the Complaint carefully.** Even if your rent is paid in full, the Complaint may include reasons other than unpaid rent, which the Plaintiff may rely on to seek your eviction. Even if the only reason the Plaintiff is suing you is unpaid rent, the Plaintiff may be able to seek your eviction in this case based on rent and late fees that come due **after** this Complaint was filed. Those charges may not be listed on this Complaint. The Plaintiff is not required to dismiss the Complaint unless the case is based on unpaid rent **only** and you bring your rental account to a "zero" balance as of the day you pay.

**YOU MUST BE IN THE COURTROOM PROMPTLY AT 9:00 AM AND YOU SHOULD EXPECT TO BE IN COURT FOR SEVERAL HOURS:** The Judge will read an opening statement informing you of the court process and your rights as a defendant. Answer roll call when the clerk calls your name. If you get to court late, tell the clerk immediately that you have arrived. If a default has been entered against you, try to speak to a tenant's lawyer or a lawyer in the Landlord Tenant Resource Center (Room 115) or, if you have a legal defense to this case, file a "Motion to Vacate Default" in the Clerk's Office. Otherwise, you probably will be evicted.

**BRING ALL PAPERS RELATING TO YOUR CASE TO COURT:** *Bring this document and the Complaint attached to this document with you to court every time you appear.* Also, bring all papers that relate to your case, such as your lease, rent receipts, pictures or anything else that will explain your side of the case to the judge. You do not need to bring witnesses to the first court hearing.

**WHEN YOU GET TO COURT:** Neither party is required to make any agreement in this case. If you do make an agreement with the Plaintiff, be sure that all promises you or the Plaintiff make are in writing before you sign the agreement. If you do not want to make an agreement or cannot reach an agreement, your case will be called before the judge where you may present any defenses or make any requests.

**IF YOU HAVE AN EMERGENCY AND CANNOT COME TO COURT OR GET THERE ON TIME:** Call the clerk immediately at (202) 879-4879. Come to court as soon as you can and ask for help.

**PERSONS WITH DISABILITIES:** If you have a disability that keeps you from coming to court or keeps you from coming to court on time, or if you need some other type of assistance, call (202) 879-1700 as soon as possible to request assistance.

**INTERPRETATION SERVICES:** If you need language interpretation services for any language other than Spanish, please call (202) 879-4828 as soon as you get these papers. If you need a Sign Language Interpreter, call (202) 879-1492 or (202) 879-1656 (TDD).

**CHILD CARE:** A Child Care Center is in the main courthouse (500 Indiana Ave., NW, Room C-185). Call (202) 879-1759 for information.

## **INFORMACIÓN IMPORTANTE - POR FAVOR LEA CON CUIDADO**

**ANTES DE PRESENTARSE AL TRIBUNAL:** Antes de su audiencia, comuníquese con una de las agencias judiciales arriba enumeradas o al [www.lawhelp.org/dc](http://www.lawhelp.org/dc) para enterarse de las opciones de común acuerdo, sus defensas, cómo presentar su caso e información adicional referente a sus derechos. Los arrendadores particulares y los inquilinos pueden acudir al Centro de Recursos de Arrendador e Inquilino, 510 Calle 4, NW, Edificio B, Sala 115, (202) 508-1710. El Centro de Recursos cuenta con abogados que le ofrecen información jurídica gratuita. Atención: 9:15 a.m. a 12:00 p.m. de lunes a viernes.

**EL ARRENDADOR RADICÓ UNA DEMANDA PARA SU DESALOJO. COMPAREZCA AL TRIBUNAL EN LA FECHA QUE SE LE INDICA EN EL CITATORIO:** Comparezca al tribunal incluso si cree que no debe alquilar o no ha violado el contrato. Si no comparece, o si llega tarde, podría ser desalojado sin audiencias posteriores. De igual manera es posible que se emita un fallo en su contra y que su arrendador pueda retenerle sus ingresos o embargarle la cuenta corriente.

**SI YA PAGÓ EL ALQUILER: Lea la demanda con cuidado.** Aun si su alquiler está al corriente, la demanda puede incluir razones diferentes al pago de alquiler para pedir su desalojo. Aun si el único motivo de la demanda es el alquiler en mora, el demandante podría pedir su desalojo basándose en multas y alquiler pagaderos **después** de la instauración de la demanda. Es posible que dichas acusaciones no se encuentren enumeradas en esta demanda. Al demandante no se le exige desestimar la causa a menos que ésta se base **sólo** en la falta de pago y usted pusiera su cuenta de alquiler en cero para la fecha en que pague el alquiler.

**COMPAREZCA EN SALA PUNTUALMENTE A LAS 9:00 AM Y ANTICIPE QUE ESTARÁ EN EL JUZGADO VARIAS HORAS:** El juez leerá las declaraciones de apertura informándole sobre el proceso jurídico y sus derechos como demandado. Conteste al escuchar su nombre cuando pasen lista. Si llega tarde, avísele al secretario de actas apenas llegue. Si se ha emitido un fallo en su contra por incomparecencia, intente hablar con el abogado del arrendador o con uno en el Centro de Recursos para Arrendadores e Inquilinos (Oficina 115) o, si tiene defensa legal contra esta causa, presente una petición para desestimar (*Motion to Vacate*) en la Secretaría. De no hacerlo, lo desalojarán.

**TRAIGA CONSIGO TODOS LOS DOCUMENTOS PERTINENTES A SU CASO:** *Cada vez que comparezca, traiga este documento al igual que la demanda adjunta.* También traiga todos los documentos pertinentes a su caso, como lo son el contrato, recibos del pago de alquiler, fotos o cualquier otra cosa que le explique al juez su parte de la causa. No tiene que traer testigos a la primera audiencia.

**CUANDO LLEGUE AL TRIBUNAL:** No se le exige a ninguna parte que llegue a un acuerdo en el caso. Si llega a un acuerdo con el demandante, asegúrese que todas sus promesas y las del demandante estén escritas antes de firmar el acuerdo. Si no desea o no pueden llegar a un acuerdo, su caso será ventilado ante el juez y ahí podrá presentar cualquier defensa o hacer cualquier petición.

**SI TIENE UNA EMERGENCIA Y NO PUEDE LLEGAR AL TRIBUNAL O NO PUEDE LLEGAR A TIEMPO:** Llame de inmediato a la secretaría al (202) 879-4879. Diríjase al tribunal lo más pronto posible y pida ayuda.

**PERSONAS DISCAPACITADAS:** Si tiene una discapacidad que le impide venir al tribunal o llegar a tiempo, o si necesita otro tipo de asistencia, llame al (202) 879-1700 tan pronto sea posible para pedir ayuda.

**SERVICIOS DE INTERPRETACIÓN:** Si necesita servicio de intérprete para un idioma que no sea el español, favor de llamar al (202) 879-4828 apenas reciba estos documentos. Si necesita intérprete de señas comuníquese al (202) 879-1492 o al (202) 879-1656 (TDD).

**GUARDERÍA INFANTIL:** Hay una Guardería Infantil en el tribunal principal (500 Av. Indiana, NW, Sala C-185). Informe al (202) 879-1759.

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION  
LANDLORD AND TENANT BRANCH

510 4th STREET, N.W., Building B, Room #110, Washington, D.C. 20001 Telephone (202) 879-4879 www.dccourts.gov

Case No. LTB 10863-16

EQUITY RESIDENTIAL MANAGEMENT, L.L.C.

VS.

HARRY GURAL

Plaintiff(s)

Defendant(s)

3003 Van Ness Street, N.W.

3003 Van Ness Street, Apt. S707

Address (No post office boxes)

Address

Washington DC 20008

Washington, D.C. 20008

City State Zip Code

(202) 452-1400 - counsel

Phone Number

Phone Number (if known)

**SUMMONS TO APPEAR IN COURT AND NOTICE OF HEARING -- FORM 1S**

YOU ARE HEREBY SUMMONED AND REQUIRED TO APPEAR ON MAY 19 2016 AT 9:00 A.M.  
PROMPTLY, in the Landlord and Tenant Courtroom, Room 109, Bldg. B, 510 4th Street, NW.  
Between E and F Streets, N.W., Judiciary Square Red Line Metro stop ♦ Wheelchair accessible entrance located on F Street side of building

1. You are being sued for possession of the premises you occupy.
2. This paper is a Summons in a lawsuit seeking your eviction.
3. The Complaint attached to this Summons states the grounds for possession claimed by the Plaintiff. If the Complaint is not attached, a copy is available in the Landlord and Tenant Clerk's Office at 510 4th Street, Building B, Room #110.
4. If you, or your attorney, do not appear on the date and time listed above, a default judgment may be entered against you giving Plaintiff the right to evict you from the premises without any further court hearings.
5. **Court employees are not permitted to give advice on legal questions.**

**Notice to Occupant(s) Not Named on the Summons:** If you live on the premises and wish to remain, you must come to Court even if you are not named as a Defendant on the Summons or Complaint.

PLEASE SEE THE BACK OF THIS FORM FOR IMPORTANT INFORMATION ABOUT THE COURT PROCESS. IF YOU HAVE ANY ADDITIONAL QUESTIONS ABOUT THE SUMMONS AND COMPLAINT, OR YOUR RIGHTS AND RESPONSIBILITIES, PLEASE CONSULT AN ATTORNEY PROMPTLY.

**CITATORIO DE COMPARENCIA AL TRIBUNAL Y AVISO DE AUDIENCIA**

POR MEDIO DE LA PRESENTE SE LE EXIGE Y ORDENA QUE COMPAREZCA EL MAY 19 2016 A LAS 9:00 A.M. PUNTUALMENTE a la Sala de Arrendadores e Inquilinos, 510 4th Street, NW. Edificio B.  
Entre las Calles E y F, N.W., paradero de Metro, Judiciary Square, línea roja ♦ Entrada accesible para silla de ruedas por la Calle F.

1. Se le demanda por transferencia de la tenencia de la propiedad en que habita.
2. Este escrito es un citatorio de una demanda para su desalojamiento.
3. La demanda adjunta a este citatorio declara la base del demandante para la tenencia que pide. Si la demanda no está adjunta, hay una copia disponible en la oficina de la Secretaría de Arrendador e Inquilino en la 510 4th Street, NW, Edificio B #110.
4. Si usted o su abogado no comparecen a la hora y en la fecha indicadas, se podría emitir un fallo en su contra por incomparecencia, permitiendo así que el demandante lo desaloje del lugar sin necesitarse audiencias posteriores.
5. **Al personal del tribunal no se les permite asesorar en cuestiones jurídicas.**

**Advertencia a los inquilinos no nombrados en la demanda:** Si usted vive en la propiedad y desea permanecer ahí pero no ha sido mencionado como inquilino, debe presentarse al Tribunal aun si no es nombrado como demandado en la convocatoria o demanda.

**VEA AL DORSO DE ESTE FORMULARIO: INFORMACIÓN IMPORTANTE SOBRE EL PROCESO JUDICIAL. SI TIENE MÁS PREGUNTAS SOBRE EL CITATORIO Y LA DEMANDA O SOBRE SUS DERECHOS Y DEBERES, CONSÚLTELE A UN ABOGADO PRONTO.**

Joshua M. Greenberg/Debra F. Leege

489323/497380

Plaintiff/Plaintiff's Attorney

Unified Bar No.

Greenstein DeLorme & Luchs, P.C., 1620 L Street, N.W., Suite 900, Washington, DC 20036

Address

Zip Code

(202) 452-1400

JMG@GDLLAW.COM/DFL@GDLLAW.COM

Phone No.

Email Address (required only for attorneys)

CLERK OF THE COURT

Costs of this suit to date are \$ 27.49

Costas a la fecha



如需翻译,请打电话 (202) 879-4828

Veillez appeler au (202) 879-4828 pour une traduction

번역을 원하시면, (202) 879-4828 로 전화하십시오

Đề có một bài dịch, hãy gọi (202) 879-4828

የአማርኛ ትርጉም ለማግኘት (202) 879-4828 ይደውሉ

# EXHIBIT D



## II. Documents

- EXHIBIT 100. Tenant Petition/Complaint, TP 30,855, Harry Gural vs. Equity Residential (Aug. 30, 2016)
- EXHIBIT 101. Decision and Order, DC Rental Housing Commission, *Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP*, RH-TP-16-30,855 (Feb. 18, 2020)
- EXHIBIT 102. Decision and Order, District of Columbia Rental Housing Commission, *Gabriel Fineman vs. Smith Property Holdings Van Ness LP*, RH-TP-16-30,842 (Jan. 18, 2018)
- EXHIBIT 103. Final Order, DC Superior Court, *District of Columbia vs. Equity Residential Management*, 2017-CA-008334-B (Oct. 8, 2021)
- EXHIBIT 104. Judgement and Order on Remedies, DC Superior Court, *District of Columbia vs. Equity Residential Management*, 2017-CA-008334-B (Oct. 8, 2021)
- EXHIBIT 105. Order Denying Housing Provider's Motion for Summary Judgment, Judge Colleen Currie, Office of Administrative Hearings, *Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP*, 2016-DHCD-TP-30,855 (May 2, 2023)
- EXHIBIT 106. Order Denying in Part and Granting in Part Tenant/Petitioner's Motion for Discovery, Judge Colleen Currie, Office of Administrative Hearings, *Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP*, 2016-DHCD-TP-30,855 (Oct. 17, 2023)
- EXHIBIT 107. Tenant Opposition to Housing Provider's Motion for Summary Judgment, *Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP*, 2016-DHCD-TP-30,855 (Nov. 4, 2016)
- EXHIBIT 108. Tenant's Motion for Summary Judgment, *Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP*, 2016-DHCD-TP-30,855 (March 3, 2017)
- EXHIBIT 109. Tenant's Post-Hearing Brief and Closing Arguments (on Retaliation), *Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP*, 2016-DHCD-TP-30,855 (July 29, 2017)
- EXHIBIT 110. Tenant's Notice of Appeal to the DC Rental Housing Commission, *Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP*, RH-TP-16-30,855 (Sept. 28, 2017)
- EXHIBIT 111. Brief of Appellant/Tenant to the DC Rental Housing Commission, *Harry Gural vs. Equity Residential Management and Smith Property Holdings Van Ness LP*, RH-TP-16-30,855 (March 4, 2019)

- EXHIBIT 112. Verified Complaint for Possession of Real Property, *Equity Residential v Harry Gural*, Landlord and Tenant Branch of DC Superior Court, case LTB-2016-10863 (Apr. 25, 2016)
- EXHIBIT 113. Protective Order Information Sheet, *Equity Residential v Harry Gural*, Landlord and Tenant Branch of DC Superior Court, case LTB-2016-10863, Judge John Campbell (May 19, 2016)
- EXHIBIT 114. Equity Residential motion to Vacate Drayton stay, *Equity Residential v Harry Gural*, Landlord and Tenant Branch of DC Superior Court, case LTB-2016-10863 (Aug. 23, 2016)
- EXHIBIT 115. Court docket and account – Equity Residential vs. Harry Gural, Landlord and Tenant Branch of DC Superior Court
- EXHIBIT 116. Account statement, \$49,319.92, [www.MyEquityApartments.com](http://www.MyEquityApartments.com) for Harry Gural (Dec. 14, 2023)
- EXHIBIT 117. Lease for Apt. S-707, Apr. 1, 2014 to March 31, 2015 (March 2, 2014)
- EXHIBIT 118. Unsigned lease for Apt. S-707, Apr. 1, 2015 to March 31, 2016 (Feb. 17, 2015)
- EXHIBIT 119. Affidavit by Harry Gural of actions taken that are protected from retaliation under the Rental Housing Act (May 15, 2017)
- EXHIBIT 120. Affidavit by Avis Duvall (Oct. 21, 2016)
- EXHIBIT 121. Wells Fargo checking account statement, Harry Gural (Jan. 28, 2015)
- EXHIBIT 122. Wells Fargo checking account statement, Harry Gural (Feb. 26, 2015)
- EXHIBIT 123. Wells Fargo checking account statement, Harry Gural (Jan. 28, 2016)
- EXHIBIT 124. Wells Fargo checking account statement, Harry Gural (Feb. 25, 2016)
- EXHIBIT 125. Certificate of Notice to RAD of Adjustments in Rent Charged, Smith Property Holdings Van Ness LP, 3003 Van Ness (Jan. 15, 2015)
- EXHIBIT 126. Certificate of Notice to RAD of Adjustments in Rent Charged, Smith Property Holdings Van Ness LP, 3003 Van Ness (Jan. 15, 2016)
- EXHIBIT 127. Housing Provider’s Notice to Tenant of Adjustment in Rent Charged, Equity Residential to Harry Gural (Jan. 1, 2015)
- EXHIBIT 128. Housing Provider’s Notice to Tenant of Adjustment in Rent Charged, Equity Residential to Harry Gural (Jan. 1, 2016)
- EXHIBIT 129. Housing Provider’s Notice to Tenant of Adjustment in Rent Charged, falsified rents, 20 residents of 3003 (names redacted)

- EXHIBIT 130. Pricing for apartments at 3003 Van Ness, downloaded from Equity Residential website <https://www.equityapartments.com/washington-dc/van-ness/3003-van-ness-apartments> (May 19, 2016)
- EXHIBIT 131. Apartment directly across the hall from the Tenant's apartment, identical layout, refurbished
- EXHIBIT 132. Email from Harry Gural to Equity Residential Leasing Agent Merci Kearney (March 17, 2014)
- EXHIBIT 133. Email from Equity Residential Leasing Agent Merci Kearney to Harry Gural (March 17, 2014)
- EXHIBIT 134. Email from Harry Gural to Equity Residential Leasing Agent Merci Kearney (March 17, 2014)
- EXHIBIT 135. Email from Equity Residential Leasing Agent Merci Kearney to Harry Gural (March 18, 2014)
- EXHIBIT 136. Email from Harry Gural to Equity Residential General Manager Avis Duvall, Regional Manager Jesse Jennell and Leasing Agent Merci Kearney regarding the 2015 rent increase on his apartment. (Jan. 1, 2015)
- EXHIBIT 137. First email from Equity Residential Leasing Agent Merci Kearney to Harry Gural, copied to Avis Duvall and Jesse Jennell (Feb. 9, 2015)
- EXHIBIT 138. Second email from Equity Residential Leasing Agent Merci Kearney to Harry Gural, copied to Avis Duvall and Jesse Jennell (Feb. 9, 2015)
- EXHIBIT 139. Email from Harry Gural to Equity Residential General Manager Avis Duvall regarding the 2016 rent increase on his apartment (March 15, 2016)
- EXHIBIT 140. Email from Harry Gural to Equity Residential General Manager Avis Duvall regarding the 2016 rent increase on his apartment (March 30, 2016)
- EXHIBIT 141. Email from Equity Residential General Manager Avis Duvall to Harry Gural regarding the 2016 rent increase on his apartment (Apr. 1, 2016)
- EXHIBIT 142. Another email from Equity Residential General Manager Avis Duvall to Harry Gural regarding the 2016 rent increase on his apartment (Apr. 1, 2016)
- EXHIBIT 143. Email from Harry Gural to Equity Residential General Manager Avis Duvall stating that Equity cannot force him to sign a lease (Apr. 1, 2016)
- EXHIBIT 144. First email from Equity Residential General Manager Avis Duvall to Harry Gural regarding his last lease (May 3, 2016)
- EXHIBIT 145. Second email from Equity Residential General Manager Avis Duvall to Harry Gural regarding his last lease (May 3, 2016)

- EXHIBIT 146. Email from Equity Residential General Manager Avis Duvall to Harry Gural attaching his lease for the period covering April 2014 to March 2015 (May 6, 2016)
- EXHIBIT 147. Email from Equity Residential General Manager Avis Duvall to Harry Gural regarding 2016 rent increase on his apartment (May 13, 2016)
- EXHIBIT 148. Email from David Wilson, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 22, 2017)
- EXHIBIT 149. Email from Calvin Lee, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 17, 2017)
- EXHIBIT 150. Email from Arai Monteforte, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 15, 2017)
- EXHIBIT 151. Email from Daisy Chung, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 15, 2017)
- EXHIBIT 152. Email from Mary Jane Maxwell, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 16, 2017)
- EXHIBIT 153. Email from Katie and Nick Pettet, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 23, 2017)
- EXHIBIT 154. Email from Dee Fosherari, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 23, 2017)
- EXHIBIT 155. Email from Sarah Pleznac, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 17, 2017)
- EXHIBIT 156. Email from Shirley Adelstein, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 16, 2017)
- EXHIBIT 157. Email from Ben Serinsky, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 17, 2017)
- EXHIBIT 158. Email from Amelia Finch, resident of 3003 Van Ness, expressing support for Harry Gural's work as tenant association president (May 17, 2017)
- EXHIBIT 159. Email from Equity Residential Regional Manager Jesse Jennell to Harry Gural regarding rent increase for Charlie and Amelia Finch (May 12, 2015)
- EXHIBIT 160. Email from Equity Residential Regional Manager Jesse Jennell to Harry Gural regarding rent increase for Chary Annaberdiev (Oct. 1, 2015)
- EXHIBIT 161. Email from Equity Residential General Manager Avis Duvall to Harry Gural regarding rent increase for Pat Remick (Oct. 1, 2015)
- EXHIBIT 162. Email from Equity Residential General Manager Avis Duvall to Harry Gural regarding rent increase to Chary Annaberdiev (Oct. 2, 2015)

# **EXHIBIT E**

# 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*

# **EXHIBIT F**

**AFFIDAVIT OF PROCESS SERVER**

District of Columbia Office of Administrative Hearings

**Harry Gural**

Plaintiff(s),

VS.

**Equity Residential Management**

Defendant(s).

Attorney: NONE

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



\*309341\*

**Case Number: 2016-DHCD-TP 30,855**

Legal documents received by Same Day Process Service, Inc. on **01/09/2024** at **2:31 PM** to be served upon **Avis DuVall at 6514 Detrick Rd., Mount Airy, MD 21771**

I, **Richard Asaro**, swear and affirm that on **January 13, 2024** at **9:14 AM**, I did the following:

**Personally Served Avis DuVall** the person listed as the intended recipient of the legal document with this **Subpoena to Appear and Testify at a Hearing at 6514 Detrick Rd. , Mount Airy, MD 21771.**

**Description of Person Accepting Service:**

Sex: Female Age: 55-65 Height: 5ft4in-5ft8in Weight: 161-200 lbs Skin Color: African-American Hair Color: Black

**Supplemental Data Appropriate to this Service:**

I declare under penalty of perjury that the foregoing information contained in this affidavit is true and correct and that I am a professional process server over the age of 18 and have no interest in the above legal matter.

Sworn to and subscribed before me on

*January 17<sup>th</sup>*, 20*24*

X *Amanda Kay Main*  
Notary Public

**Richard Asaro**  
Process Server  
**Same Day Process Service, Inc.**  
1413 K St., NW, 7th Floor  
Washington DC 20005  
(202)-398-4200  
info@samedayprocess.com

Internal Job ID:309341



**AMANDA KAY MAIN**  
Notary Public  
Frederick County  
Maryland  
My Commission Expires Nov. 10, 2024



# EXHIBIT G



Harry Gural <harrygural@gmail.com>

---

## Question regarding subpoena -- 2016-DHCD-TP-30,855 - Harry Gural vs. Equity Residential

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Harry Gural <harrygural@gmail.com>

Thu, Jan 18, 2024 at 3:32 PM

To: Michael Princivil <michael.princivil@dc.gov>

Cc: "Spencer B. Ritchie" <sbr@gdllaw.com>, "Richard W. Luchs" <RWL@gdllaw.com>

Mr. Princivil,

I am a pro se litigant and I have a question about the subpoena for a key witness in my case. Please note that I have cc'ed opposing counsel.

Her name is Avis Duvall, and she is the former property manager of the apartment building at 3003 Van Ness. Equity Residential's attorney, Greenstein, DeLorme and Luchs, report that Ms. Duvall no longer works for Equity.

My case was remanded by the Rental Housing Commission to OAH for the express purpose of giving me the opportunity to question Ms. Duvall. The RHC's Final Order states:

"The Commission vacates the Final Order in part and remands for further proceedings **to provide the Tenant the opportunity to call Ms. Duvall as a witness** regarding his retaliation claims arising from the demand to sign a new term lease and the initiation of an action for possession against the Tenant."

I requested of OAH the right to subpoena Ms. Duvall. The president judge granted my request in an order of Oct. 22, 2023. I hired a professional process server who -- after some difficulty due to the fact that Ms. Duvall no longer works for Equity and has also moved twice -- successfully served her on Jan. 13, 2023. See attached affidavit of service.


However, I note that OAH rules require that service be made within 25 miles of OAH. Ms. Duvall no longer works in the District and she resides in Mt. Airy, MD -- 39 miles from OAH. Furthermore, after being served Ms. Duvall threw the papers out her car window, and I have little confidence that she will respond to the subpoena.

What do OAH rules or conventions suggest in such a situation? Is service outside a radius of 25 miles considered binding in such a circumstance? Am I forced to request a postponement until she can be served differently or other arrangements can be made?

The hearing in my case is set to begin next Wednesday, Jan. 24th. For this reason, my procedural question is time sensitive. Can you please advise me about how to proceed?

Harry Gural

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 **Affidavit of service for Avis Duvall.pdf**  
275K

# EXHIBIT H

**AFFIDAVIT OF PROCESS SERVER**

District of Columbia Office of Administrative Hearings

**Harry Gural**

Plaintiff(s),

VS.

**Equity Residential Management**

Defendant(s).

Attorney: NONE

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



\*309174\*

**Case Number: 2016-DHCD-TP 30,855**

Legal documents received by Same Day Process Service, Inc. on **01/04/2024** at **3:18 PM** to be served upon **Stacey Aquiar at 3211 Beech St., NW, Washington, DC 20015**

I, **Rene Rivas**, swear and affirm that on **January 06, 2024** at **3:20 PM**, I did the following:

**Personally Served Stacey Aquiar** the person listed as the intended recipient of the legal document with this **Subpoena to Appear and Testify at a Hearing at 3211 Beech St., NW , Washington, DC 20015.**

**Description of Person Accepting Service:**

Sex: Female Age: 43 Height: 5ft0in-5ft4in Weight: 100-130 lbs Skin Color: Caucasian Hair Color: Black

**Supplemental Data Appropriate to this Service:**

I declare under penalty of perjury that the foregoing information contained in this affidavit is true and correct and that I am a professional process server over the age of 18 and have no interest in the above legal matter.

District of Columbia  
Signed and sworn to (or affirmed) before me  
on 1/9/2024 by Rene Rivas  
Date Name(s) of Individual(s) making Statement

[Signature]  
Signature of Notarial Officer

\_\_\_\_\_  
Title of Office

My commission expires: 3/14/2026

**Rene Rivas**  
Process Server  
Same Day Process Service, Inc.  
1413 K St., NW, 7th Floor  
Washington DC 20005  
(202)-398-4200  
info@samedayprocess.com

Internal Job  
ID:309174





# EXHIBIT I

**AFFIDAVIT OF PROCESS SERVER**

District of Columbia Office of Administrative Hearings

Harry Gural

Plaintiff(s),

VS.

Equity Residential Management

Defendant(s).

Attorney: NONE

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



\*309061\*

Case Number: 2016-DHCD-TP 30,855

Legal documents received by Same Day Process Service, Inc. on 01/02/2024 at 5:26 PM to be served upon Julie Jackson at 712 Chesapeake St., SE, Washington, DC 20032

I, Rene Rivas, swear and affirm that on January 06, 2024 at 1:03 PM, I did the following:

Personally Served Julie Jackson the person listed as the intended recipient of the legal document with this Subpoena to Appear and Testify at a Hearing at 712 Chesapeake St., SE , Washington, DC 20032.

Description of Person Accepting Service:

Sex: Female Age: 55 Height: 5ft4in-5ft8in Weight: 131-160 lbs Skin Color: African-American Hair Color: Black

Supplemental Data Appropriate to this Service:

I declare under penalty of perjury that the foregoing information contained in this affidavit is true and correct and that I am a professional process server over the age of 18 and have no interest in the above legal matter.

Rene Rivas  
Process Server  
Same Day Process Service, Inc.  
1413 K St., NW, 7th Floor  
Washington DC 20005  
(202)-398-4200  
info@samedayprocess.com

Internal Job ID:309061



District of Columbia  
Signed and sworn to (or affirmed) before me  
on 1/9/2024 by Rene Rivas  
Date Name(s) of Individual(s) making Statement  
Signature of Notarial Officer  
Title of Office  
My commission expires: 3/14/2026

