

DISTRICT OF COLUMBIA RENTAL HOUSING COMMISSION

TP 27,067

In re: 1801 16th St., NW

Ward One (1)

PATRICK DOYLE, et al.
Tenants/Appellants/Cross-Appellees

v.

PINNACLE REALTY MANAGEMENT
Housing Provider/Appellee/Cross-Appellant

ORDER

April 8, 2015

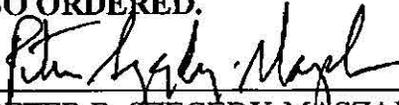
SZEGEDY-MASZAK, CHAIRMAN. On April 6, 2015, the Commission received a letter from Tenant Phillip Blackmon, *pro se*, related to the above-captioned appeal. Mr. Blackmon's letter indicated a change of address to the following: Phillip Blackmon, 1801 16th Street, NW, Apt. 309. The letter did not contain a certificate of service indicating that Mr. Blackmon had served a copy on each of the parties to this case, in violation of 14 DCMR § 3803.5.¹ The Commission notes that the instant Order serves as notice to all parties in this case of the letter that was filed by Mr. Blackmon, a copy of which is attached hereto, and Mr. Blackmon's updated address.²

¹ 14 DCMR § 3803.5 provides the following: "Pleadings and other documents shall be served on the other party or parties prior to or at the same time as they are filed with the Commission."

² In assessing Mr. Blackmon's letter, the Commission is mindful of the important role that lay litigants play in the Act's enforcement. *See, e.g., Goodman v. D.C. Rental Hous. Comm'n*, 573 A.2d 1293, 1298-99 (D.C. 1990); *Cohen v. D.C. Rental Hous. Comm'n*, 496 A.2d 603, 605 (D.C. 1985). Courts have long recognized that pro se litigants, such as Mr. Blackmon in this case, can face considerable challenges in prosecuting their claims without legal assistance. *See Kissi v. Hardesty*, 3 A.3d 1125, 1131 (D.C. 2010) (citing *Hudson v. Hardy*, 412 F.2d 1091, 1094 (D.C. Cir. 1968)).

The Commission instructs Mr. Blackmon, and all parties to this case, that in the future any pleadings or other filings not in compliance with 14 DCMR § 3803.5 will be rejected.³

SO ORDERED.



PETER B. SZEGEDY-MASZAK, CHAIRMAN

CERTIFICATE OF SERVICE

I certify that a copy of the **ORDER ON RECONSIDERATION** in TP 27,067 was served by first-class mail, postage prepaid, this 8th day of April, 2015, to:

Richard W. Luchs
1620 L Street, N.W.
Suite 900
Washington, DC 20036-5605

Pearl Alice Marsh, President
Somerset Tenants Association
1801 16th St., NW
Apartment 503
Washington, DC 20009

James Kilpatrick
3320 P Street, NW
Washington, DC 20007

May Combs
1801 16th St., NW
Apartment 201
Washington, DC 20009

Patrick Doyle
1801 16th St., NW
Apartment 503
Washington, DC 20009

Haliu Charnat
1801 16th St., NW
Apartment 204
Washington, DC 20009

Thomas Bernard
1801 16th St., NW
Apartment 306
Washington, DC 20009

Sanho Tree
1801 16th St., NW
Apartment 505
Washington, DC 20009

³ The Commission notes that it issued a Decision and Order in the above-captioned case on March 10, 2015, remanding this case to the Rent Administrator for further findings of fact regarding the identity of the parties to Tenant Petition TP 27,067. Doyle v. Pinnacle Realty Mgmt., TP 27,067 (RHC Mar. 10, 2015). Accordingly, the Commission assumes, without deciding, that Mr. Blackmon has party status with respect to this case. *Id.*; *see also* Doyle v. Pinnacle Realty Mgmt., TP 27,067 (RACD May 31, 2007).

Martin Lange
1801 16th St., NW
Apartment 511
Washington, DC 20009

Kendrere Lemma
1801 16th St., NW
Apartment 610
Washington, DC 20009

Andre Horyd
1801 16th St., NW
Apartment 703
Washington, DC 20009

Phillip Blackman
1801 16th St., NW
Apartment 309
Washington, DC 20009

Lucy Williams
1801 16th St., NW
Apartment 408
Washington, DC 20009

Clair Newman-Williams
1801 16th St., NW
Apartment 410
Washington, DC 20009

James Lucas
1801 16th St., NW
Apartment 111
Washington, DC 20009

Gerry Talton
1801 16th St., NW
Apartment 604
Washington, DC 20009

Niki Niehu
1801 16th St., NW
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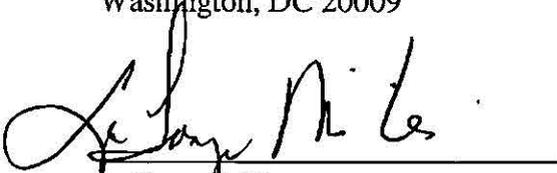
Judy Taylor
1801 16th St., NW
Apartment 705
Washington, DC 20009

Michael Cooper
1801 16th St., NW
Apartment 106
Washington, DC 20009

George Boswell
1801 16th St., NW
Apartment 706
Washington, DC 20009

Lisa Bartholomei
1801 16th St., NW
Apartment 712
Washington, DC 20009

Arnold Kingsbury
1801 16th St., NW
Apartment 501
Washington, DC 20009



LaTonya Miles
Clerk of Court
(202) 442-8949

Rental Housing Commission
441 4th ST NW
1140 N
Washington, DC 20001

RECEIVED
RENTAL HOUSING
COMMISSION

2015 APR -6 P 4:48

RE: CASE TP 27,067
Patrick Doyle ,et al. v. Pinnacle Realty
Management

Phillip Blackmon
1801 16th ST NW Apt 109
Washington, DC 20009

March 30, 2015

Dear Sir or Madam:

I have moved within the same building. Please be advised that my new address is:

Phillip Blackmon
1801 16th Street, NW
Apt. 309
Address:

Please send all correspondence to this address until further notice.

Thank you for your help with this matter.

Sincerely,



Phillip Blackmon
202-436-1243
Worley1@aol.com