



**District of Columbia Department of Housing and Community Development**  
 Housing Regulation Administration – Rental Accommodations Division  
 1800 Martin Luther King Jr. Avenue SE, 2<sup>nd</sup> Floor  
 Washington, DC 20020  
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes no n/a

BBL current: yes no

Reg. current: yes no

**30 DAY NOTICE TO VACATE**  
**FOR ILLEGAL ACT PERFORMED**

**SECTION 501(c) NOTICE**

**D.C. OFFICIAL CODE § 42-3505.01(c) (Supp. 2008)**

**14 DCMR §§ 4300 *et seq.* (2004)**

**THIS NOTICE MUST BE FILED WITH THE RENTAL ACCOMMODATIONS DIVISION**  
**WITHIN FIVE (5) DAYS OF THE DATE OF ISSUANCE TO THE TENANT**

TENANT'S NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT'S ADDRESS: \_\_\_\_\_

Dear Tenant:

This notice is sent to you pursuant to Section 501 (c) of the District of Columbia Rental Housing Act of 1985, as amended (Act), codified as D.C. OFFICIAL CODE § 42-3505.01(c) (Supp. 2008).

Section 501(c) of the Act provides that your Housing Provider may recover possession of the Rental Unit where a court of competent jurisdiction has determined that you, or a person occupying the premises with or in addition to you, have performed an illegal act within the Rental Unit or the housing accommodation, no appeal is pending, and the time for appeal has expired. The Housing Provider must serve on you a thirty (30) day notice to vacate. You may be evicted only if you knew or should have known that an illegal act was taking place.

Section 501(c-1)(1) states that it shall be a defense to an action for possession that you are a victim, or are the parent or guardian of a minor victim, of an intrafamily offense or actions relating to an intrafamily offense, if a court of competent jurisdiction (Court) determines that the intrafamily offense, or actions relating to the intrafamily offense, are the basis for the notice to vacate.

Section 501(c-1)(2) states that if, as a result of the intrafamily offense or the actions relating to the intrafamily offense that is the basis for the notice to vacate, the Tenant has received a temporary or civil protection order ordering the respondent to vacate the Rental Unit, the Court shall not enter a judgment for possession.

Section 501(c-1)(3) states that if as a result of the intrafamily offense or the actions relating to the intrafamily offense that is the basis for the notice to vacate, the Tenant provides the Court a copy of a police report written within the preceding sixty (60) days, or has filed for (but has not received) a temporary or civil protection order ordering the respondent to vacate the Rental Unit, the Court shall have the discretion not to enter a judgment for possession.

You are hereby informed that you have been violating the obligations of your tenancy regarding the Rental Unit you lease (address):

\_\_\_\_\_.

Your violation(s) consist of the following illegal act(s): \_\_\_\_\_.

By reason of the foregoing, this is your thirty (30) day Notice to Vacate the Rental Unit by (date): \_\_\_\_\_.

This notice is a Notice to Vacate, and you are hereby notified that the Housing Provider desires to have and gain possession of the rental unit occupied by you. You are notified to vacate the Rental Unit occupied by you as set forth above, no later than midnight on the date stated above.

In the event you fail to vacate the rental unit as stated, it will be necessary that the Housing Provider take such steps as are appropriate to evict you, including the filing of a lawsuit in the Superior Court of the District of Columbia for possession of the Rental Unit based on your failure to vacate.

Nothing herein shall be intended to relieve you of your obligation to promptly pay all future rents when due, or be intended to prevent the Housing Provider from suing for possession, based upon non-payment of rent. You are also notified that the rent for your rental unit is due in accordance with your lease, up to and including the date by which you are required to vacate. Also, you will be liable for any damages arising from your continuing use and occupancy of the rental unit if you fail to vacate by the date specified in this notice and for any other claims of any type for damages which may arise out of any provision of the lease agreement.

This Rental Unit is registered with the Rental Accommodations Division. The Housing Provider's registration number is #: \_\_\_\_\_.

Attached please find a copy of the final disposition made by a court of competent jurisdiction of the illegal act(s).

If you have any questions about this Notice, please direct them, in writing, to the Rental Accommodations Division at 1800 Martin Luther King Jr. Avenue SE, 2<sup>nd</sup> Floor Washington, DC 20020, call (202) 442-9505, or visit the Housing Resource Center on Monday thru Friday from 8:30 am to 3:30 pm.

\_\_\_\_\_  
Housing Provider's Name (print)

Owner  Authorized Agent

Title (if applicable): \_\_\_\_\_

\_\_\_\_\_  
Housing Provider's Business Address  
(No P.O. Box)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Housing Provider's Signature

\_\_\_\_\_  
Housing Provider's Telephone Number and E-mail  
address:

\_\_\_\_\_

**CERTIFICATE OF SERVICE**

*Note: If you file a Complaint in the Landlord and Tenant Branch of the Superior Court of the District of Columbia, you may be required to prove that you served this Notice correctly.*

I hereby certify that my name is (Please Print) \_\_\_\_\_ and I am authorized by the Housing Provider to serve the attached 30 Day Notice to Vacate for Illegal Act Performed under D.C. OFFICIAL CODE § 42-3505.01(c) (Supp. 2008).

I further certify that my age is \_\_\_\_\_, and my business address is: \_\_\_\_\_

At the following time: \_\_\_\_\_ AM/PM and on the following date: \_\_\_\_\_, 20\_\_\_\_, I served the attached 30 Day Notice to Vacate for Illegal Act Performed under D.C. OFFICIAL CODE § 42-3505.01(c) (Supp. 2008) in both English and Spanish (check only one below):

By personal service upon the Tenant (insert name and address of Tenant):  
\_\_\_\_\_

By substitute service upon (insert name and address of person served):  
\_\_\_\_\_  
\_\_\_\_\_

***Description of person served for personal or substitute service:***

Approximate height: \_\_\_\_\_ Approximate weight: \_\_\_\_\_ Sex (m/f): \_\_\_\_\_

Approximate age: \_\_\_\_\_ Hair color: \_\_\_\_\_ Other: \_\_\_\_\_

By certified mail, with delivery confirmation, to (name and address of person served):  
\_\_\_\_\_  
\_\_\_\_\_

By priority mail, with delivery confirmation, to (name and address of person served):  
\_\_\_\_\_  
\_\_\_\_\_

By first class mail to (name and address of person served):  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Process Server

***OPTIONAL NOTARIZATION:*** *Notarization of this Certificate of Service regarding this 30 Day Notice to Vacate for Illegal Act Performed under D.C. OFFICIAL CODE § 42-3505.01(c) (Supp. 2008) is not required.*

Subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_