

Superior Court of the District of Columbia

CIVIL DIVISION- CIVIL ACTIONS BRANCH

INFORMATION SHEET

DISTRICT OF COLUMBIA _____ Case Number: _____

vs Date: _____

THOMAS K. STEPHENSON _____ One of the defendants is being sued
in their official capacity.

Name: <i>(Please Print)</i> Stephon D. Woods	Relationship to Lawsuit <input checked="" type="checkbox"/> Attorney for Plaintiff
Firm Name: D.C. Office of the Attorney General, Housing and Community Justice	<input type="checkbox"/> Self (Pro Se)
Telephone No.: (202) 724-5319 Six digit Unified Bar No.: 1025232	<input type="checkbox"/> Other: _____

TYPE OF CASE: Non-Jury 6 Person Jury 12 Person Jury
 Demand: \$ Civil Penalties and Restitution Other: _____

PENDING CASE(S) RELATED TO THE ACTION BEING FILED
 Case No.: _____ Judge: _____ Calendar #: _____
 Case No.: _____ Judge: _____ Calendar#: _____

NATURE OF SUIT: *(Check One Box Only)*

A. CONTRACTS

COLLECTION CASES

- | | | |
|---|--|--|
| <input type="checkbox"/> 01 Breach of Contract
<input type="checkbox"/> 02 Breach of Warranty
<input type="checkbox"/> 06 Negotiable Instrument
<input type="checkbox"/> 07 Personal Property
<input type="checkbox"/> 13 Employment Discrimination
<input type="checkbox"/> 15 Special Education Fees | <input type="checkbox"/> 14 Under \$25,000 Pltf. Grants Consent
<input type="checkbox"/> 17 OVER \$25,000 Pltf. Grants Consent
<input type="checkbox"/> 27 Insurance/Subrogation
Over \$25,000 Pltf. Grants Consent
<input type="checkbox"/> 07 Insurance/Subrogation
Under \$25,000 Pltf. Grants Consent
<input type="checkbox"/> 28 Motion to Confirm Arbitration
Award (Collection Cases Only) | <input type="checkbox"/> 16 Under \$25,000 Consent Denied
<input type="checkbox"/> 18 OVER \$25,000 Consent Denied
<input type="checkbox"/> 26 Insurance/Subrogation
Over \$25,000 Consent Denied
<input type="checkbox"/> 34 Insurance/Subrogation
Under \$25,000 Consent Denied |
|---|--|--|

B. PROPERTY TORTS

- | | | |
|---|--|--------------------------------------|
| <input type="checkbox"/> 01 Automobile
<input type="checkbox"/> 02 Conversion
<input type="checkbox"/> 07 Shoplifting, D.C. Code § 27-102 (a) | <input type="checkbox"/> 03 Destruction of Private Property
<input type="checkbox"/> 04 Property Damage | <input type="checkbox"/> 05 Trespass |
|---|--|--------------------------------------|

C. PERSONAL TORTS

- | | | |
|---|--|--|
| <input type="checkbox"/> 01 Abuse of Process
<input type="checkbox"/> 02 Alienation of Affection
<input type="checkbox"/> 03 Assault and Battery
<input type="checkbox"/> 04 Automobile- Personal Injury
<input checked="" type="checkbox"/> 05 Deceit (Misrepresentation)
<input type="checkbox"/> 06 False Accusation
<input type="checkbox"/> 07 False Arrest
<input type="checkbox"/> 08 Fraud | <input type="checkbox"/> 10 Invasion of Privacy
<input type="checkbox"/> 11 Libel and Slander
<input type="checkbox"/> 12 Malicious Interference
<input type="checkbox"/> 13 Malicious Prosecution
<input type="checkbox"/> 14 Malpractice Legal
<input type="checkbox"/> 15 Malpractice Medical (Including Wrongful Death)
<input type="checkbox"/> 16 Negligence- (Not Automobile,
Not Malpractice) | <input type="checkbox"/> 17 Personal Injury- (Not Automobile,
Not Malpractice)
<input type="checkbox"/> 18 Wrongful Death (Not Malpractice)
<input type="checkbox"/> 19 Wrongful Eviction
<input type="checkbox"/> 20 Friendly Suit
<input type="checkbox"/> 21 Asbestos
<input type="checkbox"/> 22 Toxic/Mass Torts
<input type="checkbox"/> 23 Tobacco
<input type="checkbox"/> 24 Lead Paint |
|---|--|--|

SEE REVERSE SIDE AND CHECK HERE IF USED

Information Sheet, Continued

C. OTHERS

- | | |
|---|---|
| <input type="checkbox"/> 01 Accounting | <input type="checkbox"/> 17 Merit Personnel Act (OEA) |
| <input type="checkbox"/> 02 Att. Before Judgment | (D.C. Code Title 1, Chapter 6) |
| <input type="checkbox"/> 05 Ejectment | <input type="checkbox"/> 18 Product Liability |
| <input type="checkbox"/> 09 Special Writ/Warrants
(DC Code § 11-941) | <input type="checkbox"/> 24 Application to Confirm, Modify,
Vacate Arbitration Award (DC Code § 16-4401) |
| <input type="checkbox"/> 10 Traffic Adjudication | <input type="checkbox"/> 29 Merit Personnel Act (OHR) |
| <input type="checkbox"/> 11 Writ of Replevin | <input type="checkbox"/> 31 Housing Code Regulations |
| <input type="checkbox"/> 12 Enforce Mechanics Lien | <input type="checkbox"/> 32 Qui Tam |
| <input type="checkbox"/> 16 Declaratory Judgment | <input type="checkbox"/> 33 Whistleblower |

II.

- | | | |
|--|---|--|
| <input type="checkbox"/> 03 Change of Name | <input type="checkbox"/> 15 Libel of Information | <input type="checkbox"/> 21 Petition for Subpoena
[Rule 28-I (b)] |
| <input type="checkbox"/> 06 Foreign Judgment/Domestic | <input type="checkbox"/> 19 Enter Administrative Order as
Judgment [D.C. Code § | <input type="checkbox"/> 22 Release Mechanics Lien |
| <input type="checkbox"/> 08 Foreign Judgment/International | 2-1802.03 (h) or 32-151 9 (a)] | <input type="checkbox"/> 23 Rule 27(a)(1)
(Perpetuate Testimony) |
| <input type="checkbox"/> 13 Correction of Birth Certificate | <input type="checkbox"/> 20 Master Meter (D.C. Code § | <input type="checkbox"/> 24 Petition for Structured Settlement |
| <input type="checkbox"/> 14 Correction of Marriage
Certificate | 42-3301, et seq.) | <input type="checkbox"/> 25 Petition for Liquidation |
| <input type="checkbox"/> 26 Petition for Civil Asset Forfeiture (Vehicle) | | |
| <input type="checkbox"/> 27 Petition for Civil Asset Forfeiture (Currency) | | |
| <input type="checkbox"/> 28 Petition for Civil Asset Forfeiture (Other) | | |

D. REAL PROPERTY

- | | |
|--|--|
| <input type="checkbox"/> 09 Real Property-Real Estate | <input type="checkbox"/> 08 Quiet Title |
| <input type="checkbox"/> 12 Specific Performance | <input type="checkbox"/> 25 Liens: Tax / Water Consent Granted |
| <input type="checkbox"/> 04 Condemnation (Eminent Domain) | <input type="checkbox"/> 30 Liens: Tax / Water Consent Denied |
| <input type="checkbox"/> 10 Mortgage Foreclosure/Judicial Sale | <input type="checkbox"/> 31 Tax Lien Bid Off Certificate Consent Granted |
| <input type="checkbox"/> 11 Petition for Civil Asset Forfeiture (RP) | |



Attorney's Signature

June 21, 2018

Date



Superior Court of the District of Columbia
CIVIL DIVISION
Civil Actions Branch
500 Indiana Avenue, N.W., Suite 5000 Washington, D.C. 20001
Telephone: (202) 879-1133 Website: www.dccourts.gov

DISTRICT OF COLUMBIA

 Plaintiff

vs.

Case Number _____

THOMAS K. STEPHENSON

 Defendant

SUMMONS

To the above named Defendant:

You are hereby summoned and required to serve an Answer to the attached Complaint, either personally or through an attorney, within twenty one (21) days after service of this summons upon you, exclusive of the day of service. If you are being sued as an officer or agency of the United States Government or the District of Columbia Government, you have sixty (60) days after service of this summons to serve your Answer. A copy of the Answer must be mailed to the attorney for the plaintiff who is suing you. The attorney's name and address appear below. If plaintiff has no attorney, a copy of the Answer must be mailed to the plaintiff at the address stated on this Summons.

You are also required to file the original Answer with the Court in Suite 5000 at 500 Indiana Avenue, N.W., between 8:30 a.m. and 5:00 p.m., Mondays through Fridays or between 9:00 a.m. and 12:00 noon on Saturdays. You may file the original Answer with the Court either before you serve a copy of the Answer on the plaintiff or within seven (7) days after you have served the plaintiff. If you fail to file an Answer, judgment by default may be entered against you for the relief demanded in the complaint.

Stephon D. Woods

Clerk of the Court

 Name of Plaintiff's Attorney

441 4th Street N.W., Suite 630 South

By _____

 Address

Deputy Clerk

Washington, D.C. 20001

(202) 724-5319

Date _____

 Telephone

如需翻译,请打电话 (202) 879-4828

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

Để có một bản dịch, hãy gọi (202) 879-4828

번역을 원하시면, (202) 879-4828로 전화주세요. የአግርኛ ትርጉም ለማግኘት (202) 879-4828 ይደውሉ

IMPORTANT: IF YOU FAIL TO FILE AN ANSWER WITHIN THE TIME STATED ABOVE, OR IF, AFTER YOU ANSWER, YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A JUDGMENT BY DEFAULT MAY BE ENTERED AGAINST YOU FOR THE MONEY DAMAGES OR OTHER RELIEF DEMANDED IN THE COMPLAINT. IF THIS OCCURS, YOUR WAGES MAY BE ATTACHED OR WITHHELD OR PERSONAL PROPERTY OR REAL ESTATE YOU OWN MAY BE TAKEN AND SOLD TO PAY THE JUDGMENT. IF YOU INTEND TO OPPOSE THIS ACTION, DO NOT FAIL TO ANSWER WITHIN THE REQUIRED TIME.

If you wish to talk to a lawyer and feel that you cannot afford to pay a fee to a lawyer, promptly contact one of the offices of the Legal Aid Society (202-628-1161) or the Neighborhood Legal Services (202-279-5100) for help or come to Suite 5000 at 500 Indiana Avenue, N.W., for more information concerning places where you may ask for such help.

See reverse side for Spanish translation
 Veá al dorso la traducción al español



TRIBUNAL SUPERIOR DEL DISTRITO DE COLUMBIA
DIVISIÓN CIVIL
Sección de Acciones Civiles
500 Indiana Avenue, N.W., Suite 5000, Washington, D.C. 20001
Teléfono: (202) 879-1133 Sitio web: www.dccourts.gov

DISTRICT OF COLUMBIA

_____ Demandante
 contra
THOMAS K. STEPHENSON
 _____ Demandado

Número de Caso: _____

CITATORIO

Al susodicho Demandado:

Por la presente se le cita a comparecer y se le requiere entregar una Contestación a la Demanda adjunta, sea en persona o por medio de un abogado, en el plazo de veintiún (21) días contados después que usted haya recibido este citatorio, excluyendo el día mismo de la entrega del citatorio. Si usted está siendo demandado en calidad de oficial o agente del Gobierno de los Estados Unidos de Norteamérica o del Gobierno del Distrito de Columbia, tiene usted sesenta (60) días, contados después que usted haya recibido este citatorio, para entregar su Contestación. Tiene que enviarle por correo una copia de su Contestación al abogado de la parte demandante. El nombre y dirección del abogado aparecen al final de este documento. Si el demandado no tiene abogado, tiene que enviarle al demandante una copia de la Contestación por correo a la dirección que aparece en este Citatorio.

A usted también se le requiere presentar la Contestación original al Tribunal en la Oficina 5000, sito en 500 Indiana Avenue, N.W., entre las 8:30 a.m. y 5:00 p.m., de lunes a viernes o entre las 9:00 a.m. y las 12:00 del mediodía los sábados. Usted puede presentar la Contestación original ante el Juez ya sea antes que usted le entregue al demandante una copia de la Contestación o en el plazo de siete (7) días de haberle hecho la entrega al demandante. Si usted incumple con presentar una Contestación, podría dictarse un fallo en rebeldía contra usted para que se haga efectivo el desagravio que se busca en la demanda.

Stephon D. Woods
 Nombre del abogado del Demandante
441 4th Street N.W., Suite 630 South
 Dirección
Washington, D.C. 20001
(202) 724-5319
 Teléfono

SECRETARIO DEL TRIBUNAL

Por: _____
 Subsecretario

Fecha _____

如需翻译, 请打电话 (202) 879-4828 Veuillez appeler au (202) 879-4828 pour une traduction Để có một bản dịch, hãy gọi (202) 879-4828
 번역을 위해서는 전화 (202) 879-4828 電話を掛けるには (202) 879-4828 የአማርኛ ትርጉም ለማግኘት (202) 879-4828 ይደውሉ

IMPORTANTE: SI USTED INCUMPLE CON PRESENTAR UNA CONTESTACIÓN EN EL PLAZO ANTES MENCIONADO O, SI LUEGO DE CONTESTAR, USTED NO COMPARECE CUANDO LE AVISE EL JUZGADO, PODRÍA DICTARSE UN FALLO EN REBELDÍA CONTRA USTED PARA QUE SE LE COBRE LOS DAÑOS Y PERJUICIOS U OTRO DESAGRAVIO QUE SE BUSQUE EN LA DEMANDA. SI ESTO OCURRE, PODRÍA RETENÉRSELE SUS INGRESOS, O PODRÍA TOMÁRSELE SUS BIENES PERSONALES O BIENES RAÍCES Y SER VENDIDOS PARA PAGAR EL FALLO. SI USTED PRETENDE OPONERSE A ESTA ACCIÓN, NO DEJE DE CONTESTAR LA DEMANDA DENTRO DEL PLAZO EXIGIDO.

Si desea conversar con un abogado y le parece que no puede pagarle a uno, llame pronto a una de nuestras oficinas del Legal Aid Society (202-628-1161) o el Neighborhood Legal Services (202-279-5100) para pedir ayuda o venga a la Oficina 5000 del 500 Indiana Avenue, N.W., para informarse sobre otros lugares donde puede pedir ayuda al respecto.

Vea al dorso el original en inglés
 See reverse side for English original

**IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION**

DISTRICT OF COLUMBIA)	
441 4th Street N.W.)	
Washington, D.C. 20001)	
)	
Plaintiff,)	Civ. No.:
)	
v.)	
)	
THOMAS K. STEPHENSON)	
5134 Sheriff Road NE)	
Apartment B-1)	
Washington, D.C. 20019)	
)	
Defendant.)	
)	

**COMPLAINT FOR VIOLATIONS OF THE TENANT RECEIVERSHIP ACT, PUBLIC
NUISANCE, AND CONSUMER PROTECTION PROCEDURES ACT**

The District of Columbia (the “District”) files suit against Defendant Thomas K. Stephenson. The District seeks appointment of a receiver for 711 and 719 49th Street NE, Washington, DC 20019 (“49th Street” or “the Property”), or other appropriate relief, pursuant to the Tenant Receivership Act, D.C. Code §§ 42-3651.01, *et seq.* (“TRA”); abatement of a public nuisance pursuant to 14 DCMR § 101, and restitution, civil penalties, costs, attorney’s fees and injunctive relief pursuant to the Consumer Protection Procedures Act (“CPPA”), D.C. Code §§ 28-3901, *et seq.* The District alleges as follows:

PRELIMINARY STATEMENT

1. The Property is a rental housing accommodation located within the District of Columbia comprised of two buildings with a total of 19 units. Defendant Thomas K. Stephenson

(“Defendant”) owns, operates, manages, leases and otherwise controls the Property.¹

2. The purpose of this action is to: compel prompt abatement of housing code and other issues which threaten the health, safety, and security of the tenants; seek injunctive relief; disgorge rental payments, assess penalties, and collect reasonable attorney’s fees in costs for violations of the CPPA; and deter such violations from occurring in the future.

3. When Defendant offered and leased the rental accommodations to his tenants, he represented that he would maintain the Property in accordance with the District of Columbia’s laws and regulations, including the District’s housing code. Instead, Defendant has operated the Property “in a manner that demonstrates a pattern of neglect” dating back many years. D.C. Code § 42-3651.02(b). The Property suffers from a multitude of recurring and continual code violations, including bedbug and rat infestation; inadequate heating and life safety facilities; and mold contamination due to unidentified leaks. These conditions “[pose] a serious threat to the health, safety, or security of the tenants” and their families, including several minors. *Id.*

4. The unlawful and dangerous conditions at the Property are a direct result of the actions or omissions of the Defendant. Defendant received specific and continuing notice from the tenants and the District of illegal conditions at the Property. Since January 1, 2017, the Department of Consumer and Regulatory Affairs (“DCRA”) has cited the Property for numerous violations of the Housing Code, including violations that present serious threats to the life, health, and safety of the tenants. Notwithstanding his refusal to maintain the Property, the Defendant has consistently demanded and collected full rental payments for all of the affected units. In some instances, the

¹ Although this pleading contains a Petition under the Tenant Receivership Act, with other claims under the District of Columbia public nuisance law and the CPPA, this pleading is styled as a Complaint and Thomas K. Stephenson will be referred to as Defendant.

Defendant has increased the rent for specific units despite the presence of continuing housing code violations.

5. The unabated health, safety, and security issues at the Property which are the result of a pattern and practice of neglect ongoing for more than thirty days are grounds for the entry of a Court-monitored Abatement Order or, if necessary, appointment of a Receiver under the Tenant Receivership Act, D.C. Code § 42-3651.01, *et seq.* The Defendant's failure to correct violations that constitute a danger to the health, welfare, and safety of the occupants also constitutes a public nuisance under 14 DCMR § 101. Finally, the Defendant's misrepresentations, both express and implied, that he would maintain the Property in a habitable manner and in accordance with the District's housing code constitute violations of the CPPA §§ 28-3904(a),(d),(e),(f), and (dd). Therefore, the District respectfully requests that this Court:

- a. Enter an appropriate Abatement Order or appoint a receiver who has demonstrated to the Court the expertise to develop and supervise a viable financial and repair plan for the satisfactory rehabilitation of the multi-unit rental housing accommodations that are the subject of this lawsuit;
- b. Order that the Defendant contribute funds in excess of the rents collected from the rental housing accommodation for the purposes of abating housing code violations and assuring that any conditions that are a serious threat to the health, safety, or security of the occupants or public are corrected pursuant to D.C. Code § 42-3651.05(f);
- c. Issue a Preliminary and/or Permanent Injunction Order ensuring the speedy abatement of the public nuisances at issue in this Complaint, including all

outstanding housing code and other code violations at the subject rental housing accommodation;

- d. Declare that the Property is maintained in a manner that is in violation of Title 14 of the District of Columbia Municipal Regulations and constitutes a danger to the health, welfare, or safety of the occupants and that said rental housing accommodations are a public nuisance;
- e. Award restitution against the Defendant sufficient to disgorge the rent amounts that were unlawfully charged to tenants while the Property was maintained in violation of the District's housing code, and was deceptively offered and leased pursuant to D.C. Code § 28-3909(a);
- f. Award civil penalties against the Defendant in an amount up to \$1,000 per violation of the CPPA pursuant to D.C. Code § 28-3909(b);
- g. Enter injunctive relief requiring the Defendant to cease and desist committing any unlawful trade practices that violate the CPPA pursuant to D.C. Code § 28-3909(a);
- h. Award all allowable costs;
- i. Award reasonable attorney's fees pursuant to D.C. Code § 28-3909(b); and
- j. Provide any other relief deemed appropriate by the Court.

I. JURISDICTION

6. The Court has subject matter jurisdiction pursuant to D.C. Code § 11-921 and § 28-3909.
7. The Court has personal jurisdiction pursuant to D.C. Code § 13-423.

II. PARTIES

8. Plaintiff, the District of Columbia, is a municipal corporation created under the laws of the United States and is capable of suing and being sued pursuant to D.C. Code § 1-102. The District is represented by and through its chief legal officer, the Attorney General for the District of Columbia. The Attorney General has general charge and conduct of all legal business of the District and all suits initiated by and against the District, and is responsible for upholding the public interest.

9. Defendant Thomas K. Stephenson has held legal title to the Property since 2000. At all times material to this Complaint, acting alone or in concert with others, Defendant Thomas K. Stephenson formulated, directed, controlled, had the authority to control, participated in, or with knowledge approved of the acts or practices set forth in this Complaint. On information and belief, Defendant Thomas K. Stephenson resides in Washington, D.C.

III. FACTS

10. The Property at issue is described as two brick apartment buildings with a total of 19 units.

11. Defendant took title to the property in 2000. *See* Exs. 1-A and 1-B, Deeds.

12. While some tenants have leases with Defendant, others do not have a formal lease. However, irrespective of whether they have a written lease, tenants pay their monthly rent to Defendant. *See* Exs. 2-4, Tenant Affidavits.

13. The Property suffers from a multitude of unsafe and unsanitary conditions that have been ongoing for the past several years and violate the housing code.

14. Mice, rats, bedbugs, and roaches have infested the buildings. *See, e.g.*, Ex. 2, Aff. of Aleta Gordon ¶13 (“I had a horrible infestation of mice and roaches the entire time I lived at the

apartment.”); Ex. 3, Aff. of Phyllis Black, ¶12 (“Shortly after I moved in, I started seeing more mice . . . At a previous Court hearing, [Thomas Stephenson] suggested I must have brought mice with me from my old apartment”); *Id.* at ¶17 (“Some new issues would also come up, such as a bedbug infestation downstairs that led to the presence of bedbugs in my unit.”); Ex. 4, Aff. of Delores Byrd, ¶7 (“I first noticed the terrible mouse infestation also about a month after I moved in”);

15. The heat and hot water systems periodically fail, sometimes leaving tenants without these basic amenities for long periods, especially during the cold winter months. *See, e.g.*, Ex. 2, Aff. of Aleta Gordon, ¶11 (“For the entire time I lived in the apartment, I never had hot water in the bathtub. It was especially important that I have hot water to bathe because my fiancée had surgery on his spine. His recovery and continued treatment requires that he takes regular hot baths.”); Ex. 3, Aff. of Phyllis Black, ¶13-14 (“I have been living through various other serious conditions in my apartment, such as . . . no heat in the bathroom, inconsistent hot water. . . . [Thomas Stephenson] tried to bleed the radiator in the bathroom. For a while, the radiator still wasn’t working, but now it gets too hot, sometimes over 100°. He also poured fuel into a pipe outside the building that seems to temporarily fix the hot water issues, but a few days later the hot water goes out again.”); Ex. 4, Aff. Of Delores Byrd, ¶8 (“Since I’ve been living in the apartment, I have experienced several days with no heat and no hot water. I have a calendar that I kept from last year into this year marking all the days that I did not have heat or hot water.”)

16. Leaks in the building’s plumbing systems, and heating and cooling systems have caused water infiltration in the occupied units. *See, e.g.*, Ex. 2, Aff. of Aleta Gordon at ¶9 (“Earlier in the summer months, I attempted to use the air conditioning unit in my apartment. I noticed there was a constant leak coming from the utility closet where the air conditioning unit is located.”); Ex.

3, Aff. of Phyllis Black at ¶13 (“At one point, the bathroom sink leaked so much I had to keep a bucket under the pipes to catch the water. Every so often I needed to empty the full bucket of water into the toilet.”).

17. The leaks have damaged the interior structures and caused ceilings to collapse. *See, e.g.*, Ex. 2, Aff. of Aleta Gordon at ¶10 (describing the damage from the leak in the utility closet); Ex. 4, Aff. of Delores Byrd ¶11 (“Sometime in the Fall of 2017, I noticed there was a leak in my bathroom ceiling Before [Tommy] came to fix the ceiling, the ceiling collapsed. The attempted repair stopped the leak, but water has moved to other parts of the ceiling and settled.”).

18. The moisture from the leaks has also led to indoor mold contamination. *See, e.g.*, Ex. 3, Aff. of Phyllis Black at ¶13 (describing the presence of mold); Ex. 4, Aff. of Delores Byrd at ¶9 (“Almost two years ago, I first noticed that when it rained, water would seep into my apartment through the front window. Shortly after that, I noticed mold in the front room around that same window.”).

19. When tenants request a repair from the Defendant, the Defendant typically communicates with tenants in a very hostile manner, often suggesting the tenant(s) either put up with the condition or move out of the unit. *See, e.g.*, Ex. 2, Aff. of Aleta Gordon at ¶14 (“For most of the issues I’ve reported, the landlord has either said he refuses to fix them, he won’t pay for the repair, or he will send Pete² to attempt a repair that is insufficient.”); *Id.* at ¶18, (“He is mean to other tenants, especially tenants who complain about needing repairs. His response to my requests for repairs is usually that I should move out if I don’t like living in the property.”); Ex. 3, Aff. of Phyllis Black at ¶10 (in describing apparent carbon monoxide leaks, “Tommy said that the stove

² Defendant retains “Pete” as his general maintenance contractor. Pete’s legal name is Cornelius Nelson. Throughout this Complaint, he will be referred to as “Pete.”

was working fine and if I had the gas turned off again [by the Fire Department or Washington Gas], it would be at my own risk.”); Ex. 4, Aff. of Delores Byrd at ¶12 (“Tommy would either not respond to my requests for repairs, attempt the repair though not completely, or refuse to complete the work and instead tell me that I should move out of the apartment. Overtime, his anger would upset me and I could not afford to be upset due to my health conditions.”).

20. Defendant has also threatened to increase the rent to cover the cost of making necessary repairs. In February 2018, he served Notices of Adjustment in Rent Charged on tenants in both buildings, in part certifying that “the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia” See Ex. 5-7, Notices of Adjustment in Rent Charged.

21. When Defendant does respond to requests, the resulting work is superficial and incomplete. For example, Defendant provided spray foam and sticky traps to eliminate the presence of mice, but that was not sufficient. See, e.g., Ex. 2, Aff. of Aleta Gordon ¶13-14 (describing the inadequacy of repairs and Defendant’s ineffective rodent infestation extermination methods); Ex. 3, Aff. of Phyllis Black ¶12 (“Pete also put duct tape around the holes and sticky pads.”).

22. In November 2017, nine (9) tenants who lived in both buildings signed a Petition to oust Thomas K. Stephenson as a landlord because of the poor living conditions at the Property, hostile treatment by the Defendant, overcharging of late fees, and an expired business license. The Petition notes that “the tenants pay to [*sic*] much money to live like this.” One copy of the Petition was posted in both 711 and 719 49th Street NE for several days before being moved presumably by Defendant or someone working under his authority. See Ex. 8, Petition Slum Landlord Must Go!!!! Thomas K Stephenson.

23. In December 2017, with the assistance of Housing Counseling Services, the tenants of the Property formed a formal Tenants Association. The Association's first order of business was to draft a letter of grievances and deliver the letter to the Defendant. The letter complains about the Property's conditions issues, harassment of tenants, excessive and improper notices, excessive late fees, lack of receipts, and other issues the tenants faced living in the Property. *See* Ex. 9, Letter RE: Poor Conditions and Harassment of Residents at 711-719 49th St NE.

24. Many of the tenants feel attached to the neighborhood. As tenant Phyllis Black explains: "I would like to stay in this apartment because it is in a good location and the rent is affordable. I also think I live with tenants who are nice. I just want to live comfortably in my apartment. I want all the violations to be fixed correctly. I think anyone who pays money deserves to live better than what I must go through." Ex. 3, Aff. of Phyllis Black, at ¶20.

IV. Housing and Fire Code Violations

i. DCRA Inspections

25. DCRA has conducted numerous inspections in individual units at the Property since January 2017. *See* Exs. 10 through 11 (includes sub-exhibits). DCRA has inspected the exterior and common areas of the Property and the interiors of most occupied units.

26. As a result of the inspections, DCRA has cited several violations that constitute a serious threat to the life, health, and safety of the residents. These include: failure to maintain fire extinguishing equipment; lack of heat; defective cooking facility; failure to provide electricity in the quantity needed for normal occupancy; infestation of mice, roaches, and bed bugs; defective smoke detectors; and failure to provide and maintain a continuous supply of running hot water to meet normal needs. *See, e.g.*, Ex. 11-D, Notices of Violation for 719 49th Street NE Unit 5; *see also* Ex. 10-H, Notices of Violation for 711 49th Street NE, Unit 12; *see also* Ex. 11-B, Housing

Conditions Calendar Inspection Summary Reports for 719 49th Street NE Unit 1 (*Omar Williams vs. Thomas K. Stephenson*, 2017 CA 006464 H).

27. DCRA cited the Property for instances of leaks and dampness on interior walls. In each instance, DCRA specifically directed the Defendant to “locate & repair the source of the water leak and repair or replace wall, ceiling or floor.” *See, e.g.*, Ex. 11-C, Notices of Violation for 719 49th Street NE Unit 3; *see also* Ex. 10-C, Notices of Violation for 711 49th Street NE, Unit 3.

28. DCRA cited the Defendant for numerous additional quality of life violations at the Property, including: defective cooking facility; exposed plumbing; and defective lavatory faucet. *See, e.g.*, Ex. 10-H.

29. DCRA provided Defendant with thirty days to abate most of the housing code violations listed on the Notices of Violation.³

30. As of the date of this filing, some of the most egregious violations in the Property remain uncorrected, including unchecked rodent and insect infestation; mold contamination; unidentified leaks; and failure to provide consistent hot water. *See* Exs. 2-4.

ii. The D.C. Fire & EMS Inspections

31. On January 11, 2018, the D.C. Fire and EMS Department (“D.C. Fire & EMS”) conducting a building wide inspection of 711 and 719 49th Street, NE. D.C. Fire & EMS inspected common areas, including the hallways and exterior of the buildings. *See* Ex. 12, D.C. Fire & EMS Inspection Report for 711 49th Street, NE; *see also* Ex. 13, D.C. Fire & EMS Inspection Report for 719 49th Street, NE.

³ In some instances, Defendant was given less than thirty days to abate the violation. *See, e.g.*, Ex. 10-I, Enforcement Packet for 711 49th Street NE Unit 12 (Defendant was given one (1) day to provide or maintain gas, oil, or other fuels in the quantities needed for normal occupancy).

32. D.C. Fire & EMS cited Defendant for a combined total of twenty-three (23) fire code violations between the two buildings, including inoperable smoke detectors, obstruction of egress by storage of refrigerators in the common hallways, out of service fire extinguishers, missing knockers to provide access to fire extinguisher equipment, exposed wiring, use of extension cords as permanent wiring, and a missing fire rated door to the boiler room.

33. On January 29, 2018, the Inspection Reports were served on Defendant by posting at the properties.

34. As of the date of this filing, D.C. Fire & EMS has not been able to conduct a full re-inspection of the property to verify that all violations were abated.

V. STATUTORY BASIS FOR APPOINTMENT OF RECEIVER OR OTHER RELIEF UNDER THE TENANT RECEIVERSHIP ACT

35. In accordance with D.C. Code § 42-3651.03, the Attorney General for the District of Columbia, in the name of the District of Columbia, may petition the Court to appoint a receiver of the rents or payments for use and occupancy for a rental housing accommodation when “a rental housing accommodation has been cited by [DCRA] for a violation of chapters 1 through 16 of Title 14 of the District of Columbia Municipal Regulations. . . [and that] violation poses a serious threat to the health, safety, or security of the tenant. . . .” D.C. Code § 42-3651.02(a)(1).

36. A receiver may also be appointed if “a rental housing accommodation has been operated in a manner that demonstrates a pattern of neglect for the property for a period of thirty consecutive days and such neglect poses a serious threat to the health, safety, or security of the tenants.” D.C. Code § 42-3651.02(b).

37. The term “pattern of neglect” includes “all evidence that the owner, agent, lessor, or manager of the rental housing accommodation has maintained the premises in a serious state of disrepair, including vermin or rat infestation, filth or contamination, inadequate ventilation,

illumination, sanitary, heating or life safety facilities, inoperative fire suppression or warning equipment, or any other condition that constitutes a hazard to its occupants or to the public.” *Id.* A notice of violation issued by DCRA is not required to demonstrate a pattern of neglect or to otherwise establish the basis for appointment of a receiver. D.C. Code § 42-3651.02(b)

38. After a hearing, the Court may appoint a receiver if the petitioner proves the existence of the grounds for receivership and finds “that the respondent has not provided the Court with a sufficient plan for abatement of the conditions alleged in the petition.” D.C. Code § 42-3651.05(a)(1).

39. Once the respondent submits his plan, and if accepted, the Court may retain the case for the purpose of monitoring the execution of an abatement plan. D.C. Code § 42-3651.05(a)(2).

The monitoring shall continue until the Court, on its own motion or that of any party: (A) [d]ismisses the petition on grounds that the respondent has completed the plan; or (B) [f]inds the respondent has not made sufficient progress to complete the plan, in which event it may order appointment of a receiver under this section.

Id.

40. “The housing code is a general guideline designed to prohibit dilapidation, inadequate maintenance . . . inadequate toilet facilities, inadequate bathing or washing facilities, inadequate heating, insufficient protection against fire hazards, inadequate lighting and ventilation, unsafe construction, and other unsanitary or unsafe conditions.” Comm. Rep., B17-0729, Abatement of Nuisance Properties and Tenant Amendment Act of 2008, at 2 (Nov. 14, 2008) [hereinafter “Committee Report”]. The D.C. Council enacted D.C. Code § 42-3651.02(b) to protect tenants in instances where the landlord has refused to abate those conditions and DCRA

has been unable to compel such abatement. As stated in the 2008 Committee Report recommending adoption of the legislation:

Despite the existence of an inspections process, many tenants live in unsanitary and unsafe conditions without meaningful options for remedies. For example, reports abound of tenants living in housing units infested with vermin, of children developing respiratory problems caused by mold buildup, and of people living without heat or hot water. In the absence of a meaningful remedy, tenants are typically confronted with an impossible choice: persist in unsanitary conditions or move out. Disturbingly, some landlords have used the lack of a meaningful remedy to their advantage. Recently, the *Washington Post* reported that some landlords purposely neglected apartment units in the hope that conditions would become so intolerable that tenants would be forced to vacate their homes. Once vacant, buildings command higher prices on the market because they are more easily converted to lucrative condominiums.

Committee Report, at 4.

COUNT I
**(Petition for Entry of an Abatement Order or Appointment of a Receiver
for 711 and 719 49th Street, NE)**

41. The District incorporates by reference paragraphs 1 through 40.

42. The Defendant's failure to abate DCRA citations for housing code violations that pose a serious threat to the health, safety, or security of the tenants is grounds for appointment of a Receiver or other appropriate relief. D.C. Code § 42-3651.02(b). Over the course of one year, DCRA has issued Notices of Violation to the Defendant citing several violations at the Property, including serious life, health, and safety risks. In most instances, those Notices of Violation gave the Defendant 30 days to abate the violations. Upon information and belief, many violations remain unabated.

43. The Defendant has also operated the Property in a manner that demonstrates a pattern of neglect under D.C. Code § 42-3651.02(b). The Property is "in a serious state of

disrepair” and suffers from every one of the signs of neglect listed in the statute, including “vermin or rat infestation, filth or contamination, inadequate ventilation, sanitary, heating or life safety facilities, [and] inoperative fire suppression or warning equipment,” *id.*

44. The Defendant has allowed the Property to deteriorate well beyond the statutory period of thirty (30) consecutive days, despite having full knowledge of the unlawful conditions and their effect on the tenants. The Defendant ignored, or even refused to listen to, tenant requests for repairs. Instead of repairing major issues, The Defendant attempted insufficient repairs that did not abate the conditions entirely.

45. D.C. Code § 42-3651.02(b) is intended to address precisely the type of conditions that exist at the Property. The Defendant’s pattern of neglect—despite countless DCRA citations and re-inspections—plus the Defendant’s affirmative statements that he will not abate the most fundamental and significant conditions until and unless tenants pay rent increases, demonstrate that the Defendant is knowingly unwilling and incapable of undertaking the necessary actions to abate and eliminate these unhealthy and unsafe conditions.

COUNT II
(Request for Preliminary and/or Permanent Injunction of a Public Nuisance)

46. The District incorporates by reference paragraphs 1 through 45.

47. The maintenance of rental housing accommodations in violation of the provisions of Title 14 of the District of Columbia Municipal Regulations, where those violations constitute a danger to the health, welfare or safety of the occupants, is a public nuisance. *See* 14 DCMR § 101.1.

48. The Defendant has created a public nuisance by repeatedly violating Title 14 of the District of Columbia Municipal Regulations when they failed to maintain the Property, thereby creating an immediate risk of harm to the health, welfare, or safety of their tenants.

49. The District of Columbia has standing to sue to abate a public nuisance. *See* 14 DCMR § 100.3.

50. The purpose of Title 14 is to declare expressly a public policy in favor of speedy abatement of the public nuisance, if necessary, by preliminary and permanent injunction. *See* 14 DCMR § 101.5.

51. The Defendant's ongoing and continuing failure to abate the numerous housing code violations found within the Property demonstrates that the housing code violations will remain unabated unless the court grants injunctive relief requiring the Defendant to abate the public nuisances.

COUNT III
(Violations of the Consumer Protection Procedures Act)

52. The District incorporates by reference paragraphs 1 through 51.

53. The District of Columbia Consumer Protection Procedures Act ("CPPA") prohibits unlawful trade practices in connection with the offer, lease and supplying of consumer goods and services. D.C. Code § 28-3901(a)(6). The CPPA defines consumer goods and services to include "real estate transactions." D.C. Code § 28-3901(a)(7).

54. The tenants in the Property are consumers because they rented their units in the Property for personal, household, or family purposes. D.C. Code §28-3901(a)(2).

55. The Defendant, in the ordinary course of business, offers to lease or supply consumer goods and services and, therefore, is a merchant under the CPPA. D.C. Code § 28-3901(a)(3).

56. The CPPA authorizes the Attorney General to file suit against any person the Attorney General has reason to believe "is using or intends to use any method, act, or practice [that is an unlawful trade practice] in violation of ... D.C. Code § 38-3904." D.C. Code § 28-3909(a).

57. Under the CPPA, it is an unlawful trade practice for any person to:

(a) represent that goods or services have a source, sponsorship, approval, certification, or connection that they do not have;

* * *

(d) represent that goods or services are of particular standard, quality, grade, style, or model, if in fact they are of another;

(e) misrepresent as to a material fact which has a tendency to mislead; [or]

(f) fail to state a material fact if such failure tends to mislead [...]

D.C. Code § 28-3904.

58. Here, the Defendant committed unlawful trade practices under the CPPA when he:

- a. expressly and implicitly represented to tenants/consumers that the units the Defendant offered to lease and did lease are or would be brought into compliance with the District's laws and regulations (including the District's housing code) when, in fact, the units were not habitable and were not maintained in a manner consistent with the District's laws and regulations;
- b. expressly and implicitly represented to tenants/consumers that the Property was habitable and would be maintained in compliance with the District's laws and regulations (including the District's housing code) when, in fact, the Property is not habitable and the Defendant has not maintained the Property in a manner consistent with the District's laws and regulations;
- c. expressly and implicitly represented to tenants/consumers that the Defendant has abated or will abate all housing code violations and any other material defects that pose a serious threat to the health, safety, or security of the tenants/consumers when, in fact, the Defendant has not done so;
- d. collected rent from tenants/consumers while failing to inform them that the Defendant would continuously and systematically fail to maintain the Property in a habitable condition; and
- e. served Rent Increase notices to the tenants certifying that the Property was in substantial compliance with the housing code at the time the adjustment was to be implemented.

59. The Defendant's misrepresentations and material omissions of fact both had the capacity and tendency to mislead consumers in violation of §28-3904(a), (d), (e) and (f) of the CPPA.

60. The Defendant's failure to abate the numerous housing code violations found within his buildings constitute violations of 16 DCMR § 3305. Such violations are also unlawful trade practices that violate § 28-3904(dd) of the CPPA.

61. Tenants/consumers in the District have suffered substantial injury as a result of the Defendant's violations of the CPPA. In particular, tenants/consumers have paid, and continue to pay, rent to the Defendant while being forced to live in apartments with substantial housing code violations. The Defendant has continued to charge and collect rent payments from tenants/consumers despite the Defendant's false representations, misrepresentations, and material omissions about the conditions of the Property and their willingness to maintain it. As such, the Defendant has been unjustly enriched by his unlawful acts or practices.

62. Where the Attorney General establishes a violation of the CPPA, the Court may, among other relief, award "restitution for property lost or damages suffered," issue a temporary or permanent injunction against the use of the unlawful "method act or practice," and award "a civil penalty of not more than \$1,000 for each violation, the costs of the action, and reasonable attorney's fees." D.C. Code § 28-3909(a)-(b).

63. Defendant Thomas Stephenson is personally liable under the CPPA even for acts that may have been performed in the name of corporations he controlled because he possessed and/or exercised the authority to control the policies and trade practices; was responsible for creating and implementing the alleged deceptive policies and trade practices that are described herein; participated in the alleged deceptive trade practices that are described herein; directed or

supervised his employees who participated in the alleged deceptive trade practices that are described herein; and knew or should have known of the deceptive trade practices that are described herein and had the power to stop them, but rather than stopping them, promoted their use.

RELIEF REQUESTED

Wherefore, Plaintiff, the District of Columbia, respectfully requests that the Court:

(a) Enter an appropriate Abatement Order or appoint a receiver who has demonstrated to the Court the expertise to develop and supervise a viable financial and repair plan for the satisfactory rehabilitation of the multi-unit rental housing accommodations which are the subject of this lawsuit;

(b) Order that the Defendant contributes funds in excess of the rents collected from the rental housing accommodation for the purposes of abating housing code violations and assuring that any conditions that are a serious threat to the health, safety, or security of the occupants or public are corrected, pursuant to D.C. Code § 42-3651.05(f);

(c) Issue a Preliminary and/or Permanent Injunction Order ensuring the speedy abatement of the public nuisances at issue in this Complaint, including all outstanding housing code violations at the subject rental housing accommodation;

(d) Declare that the Property is maintained in a manner that is in violation of Title 14 of the District of Columbia Municipal Regulations and constitutes a danger to the health, welfare, or safety of the occupants and that said rental housing accommodations are a public nuisance;

(e) Award restitution against the Defendant sufficient to disgorge the rent amounts that were unlawfully charged tenants while the Property was uninhabitable or otherwise

contained conditions that violated the District's housing code, and was deceptively offered and leased pursuant to D.C. Code § 28-3909(a);

(f) Award civil penalties against the Defendant in an amount up to \$1,000 per violation of the CPPA pursuant to D.C. Code § 28-3909(b), or such higher amount authorized by law;

(g) Enter injunctive relief requiring Defendants to cease and desist committing any unlawful trade practices that violate the CPPA pursuant to D.C. Code § 28-3909(a);

(h) Award all allowable costs;

(i) Award reasonable attorney's fees pursuant to D.C. Code § 28-3909(b); and

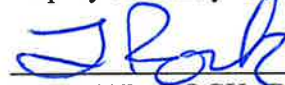
(j) Provide any other relief deemed appropriate by the Court.

Dated: June 21, 2018

Respectfully Submitted,

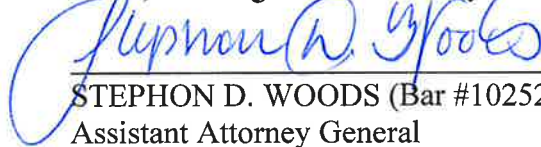
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Deputy Attorney General, Public Advocacy Division



JIMMY R. ROCK (Bar #493521)
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Attorneys for the District of Columbia

INDEX TO EXHIBITS

COMPLAINT FOR VIOLATIONS OF THE TENANT RECEIVERSHIP ACT, PUBLIC NUISANCE, AND CONSUMER PROTECTION PROCEDURES ACT

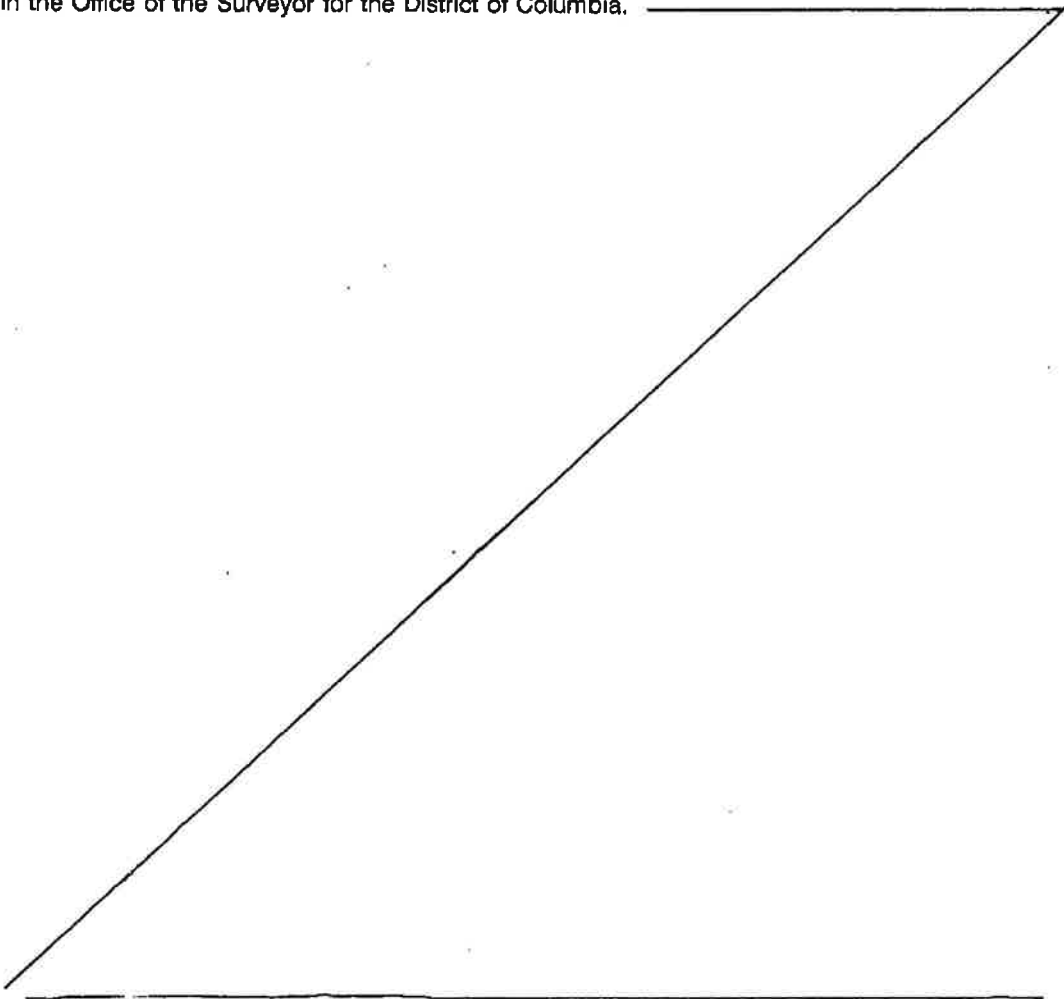
Exhibit	Description
1	[Deeds]
A	Deed for 711 49th Street, NE
B	Deed for 719 49th Street, NE
2	Affidavit of Aleta Gordon
3	Affidavit of Phyllis Black
4	Affidavit of Delores Byrd
5	Notice of Adjustment in Rent Charged for 711 49 th Street NE Apt. 9
6	Notice of Adjustment in Rent Charged for 779 49 th Street NE Apt 6
7	Notice of Adjustment in Rent Charged for 711 49 th Street NE Apt 12
8	Petition Slum Landlord Must Go!!!! Thomas K Stephenson
9	Letter RE: Poor Conditions and Harassment of Residents at 711-719 49th St NE
10	[DCRA Notices for 711 49th Street NE]
A	Notices of Violation for Common Areas
B	Notices of Violation for 711 49th Street NE Unit 2
C	Notices of Violation for 711 49th Street NE Unit 3
D	Notices of Violation for 711 49th Street NE Unit 4
E	Notices of Violation for 711 49th Street NE Unit 6
F	Notices of Violation for 711 49th Street NE Unit 8
G	Notices of Violation for 711 49th Street NE Unit 9
H	Notices of Violation for 711 49th Street NE Unit 12
I	Notice of Infraction Enforcement Packet for 711 49th Street NE Unit 12
11	[DCRA Notices for 719 49th Street NE]
A	Notices of Violation for 719 49th Street NE Unit 1
B	Housing Conditions Calendar Inspection Summary Reports for 719 49th Street NE Unit 1 (<i>Omar Williams v. Thomas Stephenson</i> , 2017 CA 6464 H)
C	Notices of Violation for 719 49th Street NE Unit 3
D	Notices of Violation for 719 49th Street NE Unit 5
E	Notices of Violation for 719 49th Street NE Unit 6
12	D.C. Fire & EMS Inspection Report for 711 49th Street, NE
13	D.C. Fire & EMS Inspection Report for 719 49th Street, NE

EXHIBIT 1-A

This Deed, made this 1st day of AUGUST, 1897, by and between
MAURICE ASHANTI STEPHENSON, unmarried part Y of the first part, and
THOMAS K. STEPHENSON, unmarried part Y of the second part:

Witnesseth, that in consideration of Ten Dollars
the part Y of the first part do hereby grant unto the part Y of the second part, in fee simple
land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in
the District of Columbia, described as follows, to wit:

Lots numbered Fifty-four (54), Fifty-five (55) and Fifty-six (56) in Square numbered Fifty-one Hundred Seventy-nine (5179) in the subdivision made by John W. Glennan of part of a tract of land called "Beall's Adventure," as per plat recorded in Liber 36 at folio 46 in the Office of the Surveyor for the District of Columbia.



And the said part Y of the first part covenant that he will warrant specially the property hereby conveyed; and that he will execute such further assurances of said land as may be requisite.

Witness hand and seal the day and year hereinbefore written.

IN PRESENCE OF -
[Signature]

[Signature] [Seal]
MAURICE ASHANTI STEPHENSON [Seal]

DISTRICT OF COLUMBIA

SS:

I, DENISE CRENSHAW
DISTRICT OF COLUMBIA
STEPHENSON

, a Notary Public in and for the said
do hereby certify that MAURICE ASHANTI
part y to and who IS personally well
known to me as the person who executed the foregoing and annexed Deed bearing date on the 1st day of
AUGUST A.D. 1997, personally appeared before me in said DISTRICT
and acknowledged the same to be HIS act and deed.

Given under my hand and seal, this 1st day of August A.D. 1997.

Denise Crenshaw

Notary Public

My Commission expires:

DENISE CRENSHAW
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires August 15, 1999

Deed

DISTRICT OF COLUMBIA

TO

Received for Record on the _____ day

of _____, A.D. 19_____

at _____ o'clock _____ M., and recorded in

Liber No. _____ at Folio _____, one of

the Land Records of the District of Columbia.

Recorder of Deeds

THOMAS K. STEPHENSON
711 49TH ST NE
WASHINGTON DC
20019

The Washington Law Reporter Company
1625 Eye Street, N.W., Washington, D.C. 20004

Doc# 2000073134
Book:
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Filed 08/15/2008 10:53:49 AM
HENRY M. TERRELL
RECORDER OF DEEDS
WASHINGTON D.C. RECORDER OF DEEDS
SURCHARGE \$ 5.00
RECORDATION TAX \$ 402.14
TRANSFER TAX FE \$ 402.14
RECORDING \$ 15.00

EXHIBIT 1-B

243

After recording please mail to:
Law Offices of Morton H. Press
2150 Wisconsin Avenue, NW #10
Washington, DC 20007

009032MP/009032MP
719 49th Street, NE

THIS DEED, made this 24th day of October, 2000, by and between Arnold Schlein and Arlene Schlein, husband and wife, party of the first part, and Thomas Stephenson, party of the second part:

WITNESSETH, that in consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00), the said party of the first part does hereby grant unto the party of the second part in fee simple as **SOLE OWNER**, all that piece or parcel of the land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia, described as follows, to wit:

Lot Fifty-eight and Fifty-nine (**58 and 59**) in Square Fifty-one Hundred Seventy-nine (**5179**) in a subdivision made by John W. Glennans of part of a tract called "Beall's Adventure", as per plat recorded in Liber 36 at folio 46 among the Records of the Office of the Surveyor for the District of Columbia

AND the said party of the first part covenants that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

WITNESS their hands and seals the day and year hereinbefore written.

Arlene L. Schlein Arnold Schlein
Arlene Schlein Arnold Schlein

State of _____ *
City/County of _____ * to wit:
_____ *

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid do hereby certify that Arnold Schlein and Arlene Schlein who are personally well known to me as the party who executed the foregoing and annexed Deed bearing date on the 24th day of OCTOBER, 2000, personally appeared before me in said district and acknowledged the same to be their act and deed.

Witness my hand and official seal this 24th day of OCTOBER, 2000.

[Notarial Seal]

Morton H. Press
Notary Public,
My Commission Expires:

MORTON H. PRESS
Notary Public, District of Columbia
My Commission Expires November 14, 2001

AV

Grantor's Address:

311 Barwynne Lane
Wynnewood, PA 19096

Grantee's Address:

4815 Kansas Avenue, NW
Washington, DC 20011

Settlement Attorney:

Law Offices of Morton H. Press
2150 Wisconsin Avenue, NW #10
Washington, DC 20007

Doc# 2000101593

Book:

Page:

Filed & Recorded

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HENRY M. TERRELL

RECORDER OF DEEDS

WASHINGTON D.C. RECORDER OF DEEDS

SURCHARGE	\$	5.00
RECORDATION TAX	\$	668.00
TRANSFER TAX FE	\$	668.00
RECORDING	\$	15.00

EXHIBIT 2

**IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION**

DISTRICT OF COLUMBIA)	
441 4th Street N.W.)	
Washington, D.C. 20001)	
)	
Plaintiff,)	Civ. No.:
)	
v.)	
)	
THOMAS K. STEPHENSON)	
5134 Sheriff Road NE)	
Apartment B-1)	
Washington, D.C. 20019)	
)	
Defendant.)	
<hr/>		

AFFIDAVIT OF ALETA GORDON

I, Aleta Gordon, hereby state the following:

1. I am over the age of 18 and competent to give testimony.
2. I resided at 719 49th Street NE, Apt. 5, in Washington, D.C. with my fiancée. I lived in this unit from February 2017 to April 2018.
3. Thomas (“Tommy”) Stephenson is the owner and landlord of the property. Tommy retains Pete¹ as his general maintenance contractor. Pete also performs some of the repairs himself. Pete resides next door in 711 49th Street NE, Apt. 2, which is another building owned by Thomas Stephenson.
4. I signed a lease agreement with Tommy to rent this property at \$1,000 per month.
5. Prior to moving in, I participated in a walkthrough of the apartment with Tommy and Jana Perkins. Jana Perkins is my neighbor who lives at 711 49th Street NE, Apt. 9, which is the building next door that is also owned by Tommy. Jana Perkins is responsible for cleaning vacant units prior to occupancy. At the time of the walkthrough, the unit needed immediate repairs. Some of the issues I noticed were: lack of hot water in the bathroom tub; broken and semi-detached kitchen cabinets; rotted bathroom vanity; broken bedroom closet doors; malfunctioning kitchen stove where one burner was nonoperational; missing shades across the bathroom, living room, and bedroom windows; missing shelves in the den’s

¹ Pete’s legal name is Cornelius Nelson. Throughout this Affidavit, he will be referred to as “Pete.”

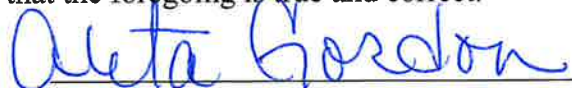
closet; and clogged kitchen sink. I informed Tommy about all of the conditions issues at the walkthrough. Tommy said he would get Pete to replace the burner on the stove. Tommy assured me that he would have all of the remaining repairs completed within a week or two of me moving into the unit.

6. I moved in on February 21, 2017. Two weeks later, all of the repairs had not been completed, despite Tommy's assurances they would be.
7. Approximately one month after I moved in, Pete came to repair the kitchen sink. Once he completed that repair, I did not notice any clogging in the kitchen sink. Pete instructed me to contact him directly if I needed any additional repairs to the unit.
8. In March 2017, I contacted the Department of Consumer and Regulatory Affairs ("DCRA") to request an inspection of my unit for lack of hot water. DCRA inspected my apartment in June of 2017 and found there was no hot water in the bathroom. DCRA also found several other violations and cited Tommy in a Notice of Violation.
9. Earlier in the summer months of 2017, I attempted to use the air conditioning unit in my apartment. I noticed there was a constant leak coming from the utility closet where the air conditioning unit is located. I contacted Pete several times to complain about the leak because I had to constantly mop the water off the floor. Pete could not determine the cause of the leak, so he routed an extension cord from the sump pump in the utility closet to an outlet just off my dining room.
10. The leak from the utility closet also caused damage to my unit and the unit below mine. After a while, the wood floor near the closet began to buckle. Additionally, in the fall of 2017, the leak went through the floor into the unit below mine, Unit 3 which was occupied by Willie Hazzard. The leak caused his ceiling to cave in. The Fire Department responded to Willie's emergency call. In response, Pete came and corrected the pipe in the sump pump in my utility closet to stop the leak. Pete also put caulking (similar to what's used around bathroom tubs) in the floor in an attempt to seal the holes in the floor.
11. For the entire time I lived at the apartment, I never had hot water in the bathtub. It was especially important that I have hot water to bathe because my fiancée had surgery on his spine. His recovery and continued treatment requires that he takes regular hot baths. In order to bathe both him and myself, I had to boil water in the kitchen and carry the pot to the bathtub. When I first mentioned the lack of hot water to Tommy at the walkthrough, I was assured that the problems would be fixed shortly after moving in, but it was never fixed.
12. Two aisles on the stove became inoperable while living in the apartment. As noted above, one burner was already inoperable when I moved in and had never been repaired. Once the other two burners malfunctioned, this left me with only

one functioning burner on the stove. The stove was finally replaced on December 24, 2017, just one day before Christmas. I had to endure several holidays without a fully functioning stove, including Easter, Memorial Day, Independence Day, Labor Day, and Thanksgiving. Without a functioning stove, I could not host my family for holidays and other celebrations.

13. I had a horrible infestation of mice and roaches the entire time I lived at the apartment. I complained to Pete about the infestations. He provided spray foam and traps, but this did not eliminate the presence of mice. An exterminator came to the property the weekend of January 20, 2018 to perform extermination for the entire building. This extermination was unsuccessful, as I still saw roaches and mice in my apartment.
14. For most of the issues I reported, the landlord either said he refused to fix them, he wouldn't pay for the repair, or he will send Pete to attempt a repair that was insufficient. For instance, Pete installed old rotted wood to act as shelves for the closet in the den. Additionally, Pete installed window screens that did not cover the entire window. Also, as noted above, Pete's attempts to exterminate for roach and mice infestations remained unsuccessful.
15. Aside from the multiple conditions issues in my apartment, Tommy kept several dogs outside of the building. They were outside the building before I first moved in. The dogs constantly barked day and night. The bedroom window in my apartment is located just above where the dogs were kept, so I found it hard to get a good night's rest.
16. I withheld paying my rent to Tommy in May of 2017 because I was frustrated by living under such bad conditions. Tommy sued to evict me for nonpayment of rent and claimed that I was supposed to pay \$1,200 per month in rent. This amount was not only \$200 more than what I signed the lease for, but it was also wrong because I did not believe the apartment was worth the full amount of rent that the landlord charged me based on the conditions.
17. I moved out of the apartment because the conditions were so bad that I couldn't take it any longer. I wanted to stay in the apartment if the landlord would fix the conditions. By the time I moved out, there were still several things that needed to be repaired. Tommy should not be able to rent that unit so long as there are bad conditions. I should not have been forced to move because the landlord does not want to make the repairs.
18. Living in this property was a nightmare and an embarrassment. I believe that Tommy is capable of doing the repairs, but he just refuses to spend money to make them. He is mean to other tenants, especially tenants who complain about needing repairs. His response to my requests for repairs was usually that I should move out if I don't like living in the property.

I declare under penalty of perjury that the foregoing is true and correct.


Aleta Gordon

Aleta Gordon personally appeared this 21 day of ~~January~~^{June}, 2018 and made oath before me that the facts set forth in the above statement are true.

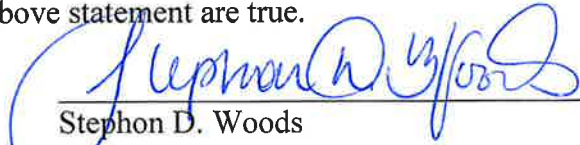

Stephen D. Woods
Assistant Attorney General

EXHIBIT 3

**IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION**

DISTRICT OF COLUMBIA)	
441 4th Street N.W.)	
Washington, D.C. 20001)	
)	
Plaintiff,)	Civ. No.:
)	
v.)	
)	
THOMAS K. STEPHENSON)	
5134 Sheriff Road NE)	
Apartment B-1)	
Washington, D.C. 20019)	
)	
Defendant.)	
<hr style="border: 0.5px solid black;"/>		

AFFIDAVIT OF PHYLLIS BLACK

I, Phyllis Black, hereby state the following:

1. I am over the age of 18 and competent to give testimony.
2. I currently reside at 711 49th Street NE, Apt. 12, in Washington, D.C. I have lived in this unit since January 2017.
3. Thomas (“Tommy”) Stephenson is the owner and landlord of the property. Tommy retains Pete¹ as his general maintenance contractor. Pete also performs some of the repairs himself. Pete resides in my building at 711 49th Street NE, Apt. 2.
4. At the time I moved in, I agreed to pay rent at \$960 per month.
5. Prior to moving in, I participated in a walkthrough of Apartment 11 because I was originally supposed to move into Apartment 11 instead of Apartment 12. At the time of the walkthrough, Apartment 12 was occupied by another individual who eventually moved into Apartment 11. I never completed a walkthrough of Apartment 12 prior to moving in.
6. When I first received the keys for Apartment 12, I noticed two major issues in the apartment. One was that there was no running water in the bathroom. The other was that there was no stove in the kitchen.

¹ Pete’s legal name is Cornelius Nelson. Throughout this Affidavit, he will be referred to as “Pete.”

7. Tommy along with three other individuals had been working to restore the water in the bathroom since the day before I took possession. A few days later, there was running water in the toilet and sink. Then, about a week later, the water was running in the bathroom tub. To fix the issue, Tommy and the three men ran a visible metal pipe outside of the tub on top of the floor from the front end where the nozzles are to the back of the tub and around to the sink. Until I had running water in the bathroom, I spent several nights in my old apartment and in a hotel because there was no running water.
8. I tripped on the pipe running alongside the tub around the fall of 2017. Also, sometimes when I touched the pipes it would be hot. Tommy sent Pete to put foam around the pipe. A Judge² finally told Tommy to fix the pipe properly, so he hired a professional plumber in November of 2017 to run the pipes under the floor.
9. When I took possession of the apartment, I also did not have a stove for a month. Tommy brought a stove he said was new. However, around the middle of February 2017, the smoke detector kept beeping and saying, "carbon monoxide" whenever I tried to use the oven. I told Tommy about this issue, but Tommy's response was that it was a new oven and needed a few more uses and the problems would stop. The problems kept happening. I started to feel lightheaded whenever I used the oven and left it on for too long, so I stopped using the oven for a brief period.
10. Around the fall of 2017, I tried to use the oven, but the carbon monoxide detector went off again and I became lightheaded. I first called the Fire Department who checked for carbon monoxide and opened all the doors and windows. Then, I called Washington Gas who placed a red tag on the stove. Tommy still said there was nothing wrong with the stove, so he sent Pete to turn the burners on to check for gas. Tommy said that the stove was working fine and if I had the gas turned off again it would be at my own risk. I tried to use the stove again, but the carbon monoxide detector went off again. I called Washington Gas, who came back out and placed another red tag on the stove. I also went to the hospital to get treated for carbon monoxide poisoning.
11. After a Judge told Tommy to replace the stove, I got a new stove in October 2017, ten (10) months after I had moved in. I've been having issues with the replacement oven, too. The insulation from the oven keeps coming out of the oven door. I don't use the oven now because I'm afraid the particles will contaminate my food.
12. Shortly after I moved in, I started seeing more mice. I told Tommy about the mice, but he kept saying that the building doesn't have any mice. At a previous Court hearing, he suggested I must have brought mice with me from my old apartment. Around the fall, Tommy asked Pete to put spray foam in the holes around my baseboards to block the mice from coming in. Pete also put duct tape around the holes and sticky pads. A Judge instructed Tommy to hire a professional exterminator for mice and roaches for the entire building. Tommy hired an exterminator who treated just the kitchen in my apartment

² Throughout this Affidavit, the tenant references Judicial Orders and statements made in Court proceedings in *Thomas Stephenson v. Phillis Black*, 2017 LTB 020652.

around October or November of 2017. I still see mice. There is still spray foam covering the holes.

13. I have been living through various other serious conditions in my apartment, such as leaks under the kitchen and bathroom sink that have led to the presence of mold, no heat in the bathroom, inconsistent hot water, and my refrigerator was not working for at least three months. At one point, the bathroom sink leaked so much I had to keep a bucket under the pipes to catch the water. Every so often I needed to empty the full bucket of water into the toilet. Tommy fixed bathroom sink around the middle of March 2018.
14. All the attempts Tommy has made to address these issues have not fixed them completely. He replaced a pipe valve under the bathroom sink, which didn't fix the issue for several months. He recently tried to fix the kitchen sink, but I don't know if the problem will happen again. He instructed Pete to spray a household cleaner on the mold and paint over it, but the mold is growing back. He tried to bleed the radiator in the bathroom. For a while, the radiator still wasn't working, but towards the end of the winter in 2018 the radiator would be too hot, sometimes over 100°. He also poured fuel into a pipe outside the building that seems to temporarily fix the hot water issues, but a few days later the hot water goes out again.
15. I first contacted the Department of Consumer and Regulatory Affairs ("DCRA") in the summer of 2017. An inspector has been out several times and found several housing code violations. I still have an open case with DCRA.
16. In the fall of 2017, Tommy sued me for an eviction claiming I didn't pay September, although I believed I paid through the end of September. I did not believe the apartment was worth what he was charging because of the condition of the property. There were several hearings about the conditions of the apartment as well as multiple Orders from the Judge for Tommy to fix certain issues. To date, Tommy has not fixed all of the issues the Judge ordered him to fix.
17. Even since the case began, I continued to have issues in my apartment. Some new issues would also come up, such as a bedbug infestation downstairs that led to the presence of bedbugs in my unit. I told Tommy immediately about the bedbugs. His response was to move out. Since he wasn't going to do anything, we bought our own extermination chemicals, bed covers and containers for our clothes. A Judge finally ordered Tommy to exterminate, but by the time the exterminator came the issue was resolved because of our efforts.
18. It is rough living in the apartment in this condition. When I didn't have a working refrigerator, I had to spend money dining out. I couldn't bring my two-year-old grandson to the apartment because I am afraid it is not safe for him, especially with the mice and mold. I also can't enjoy having company in my apartment because of the mice. Sometimes I'm also late for work because the hot water is so inconsistent.

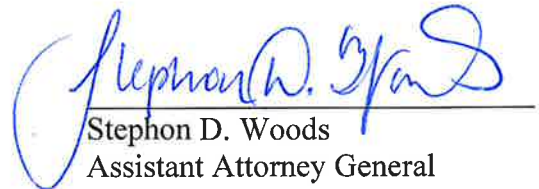
19. I have talked to other tenants in my building and the building next to mine, 719 49th Street NE, which is also owned by Thomas Stephenson. Some tenants agree that it is difficult to talk to Tommy about our issues because he threatens us with an eviction if we complain. We signed a Petition to oust the landlord because he believe he is a slumlord. We also formed a Tenant's Association and sent a letter to Tommy demanding he improve our living conditions.
20. I would like to stay in this apartment because it is in a good location and the rent is affordable. I also think I live with tenants who are nice. I just want to live comfortably in my apartment. I want all the violations to be fixed correctly. I think anyone who pays money deserves to live better than what I must go through.

I declare under penalty of perjury that the foregoing is true and correct.



Phyllis Black

Phyllis Black personally appeared this 21 day of June, 2018 and made oath before me that the facts set forth in the above statement are true.



Stephon D. Woods
Assistant Attorney General

EXHIBIT 4

**IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION**

DISTRICT OF COLUMBIA)	
441 4th Street N.W.)	
Washington, D.C. 20001)	
)	
Plaintiff,)	Civ. No.:
)	
v.)	
)	
THOMAS K. STEPHENSON)	
5134 Sheriff Road NE)	
Apartment B-1)	
Washington, D.C. 20019)	
)	
Defendant.)	
)	

AFFIDAVIT OF DELORES BYRD

I, Delores Byrd, hereby state the following:

1. I am over the age of 18 and competent to give testimony.
2. I currently reside at 711 49th Street NE, Apt. 3, Washington, D.C. 20019. I have lived in this unit since November 2010.
3. Thomas (“Tommy”) Stephenson is the owner and landlord of the property. Tommy retains Pete¹ as his general maintenance contractor. Pete also performs some of the repairs himself. Pete resides in 711 49th Street NE, Apt. 2, just across the hall from my apartment.
4. I signed a lease agreement with Tommy to rent this property at \$750 per month. Now, I pay \$869 per month.
5. Prior to moving in, I participated in a walkthrough of the apartment with Tommy. Though the apartment had been cleaned, I noticed that the kitchen windows were plexiglass and one was sealed shut. I brought this to Tommy’s attention. It took about 5 or 6 years for him to replace it.
6. Approximately a month after moving in, I tried to hang curtains in the front room window and the bedroom window, but the curtains would not stay up. That’s when I noticed that the wood around the windows were rotted. I told Tommy

¹ Pete’s legal name is Cornelius Nelson. Throughout this Affidavit, he will be referred to as “Pete.”


about this issue soon after, but instead of agreeing to fix it he said that I was free to move to a new apartment. The rotted wood has not been fully fixed since then. Tommy tried to repair, but the repair was not sufficient. There is still rotted wood around the windows.

7. I first noticed the terrible mouse infestation also about a month after I moved in. When I first moved in, exterminators would come once a month, but the treatments did not get rid of the mice for forever. In the last 8 years, I can only recall around three treatments for mice. I took it upon myself to stuff steel wool inside some of the mouse holes where I can reach, but that has not stopped the mice from coming.
8. Since I've been living in the apartment, I have experienced several days with no heat and no hot water. I have a calendar that I kept from last year into this year marking all the days that I did not have heat or hot water.
9. Almost two years ago, I first noticed that when it rained, water would seep into my apartment through the front window. Shortly after that, I noticed mold in the front room around that same window. I had a bucket catching the water for some time. Around the same time, I reported to the landlord that there was a leak and mold near the window. In January of 2017, Tommy sent someone to pour bleach down and put some flex seal around the window. I haven't seen mold since then, but I have concerns about the attempted repair because I do not think it was repaired completely or properly.
10. About four years ago, I had issues with a clogged bathroom sink. I told Tommy, but it took an unreasonably long time for him to repair the issue. Tommy's repairmen wanted to use a chemical for the sink. The chemical they used caused me to have a reaction due to my pulmonary disease and congestive heart failure. The chemical didn't fix the clog, so they came back and used a different chemical. That second attempt didn't fix the problem either. So they came and gave me a new sink that doesn't properly fit in my bathroom.
11. Sometime in the Fall of 2017, I noticed there was a leak in my bathroom ceiling. The leak came from the apartment above mine. I told Tommy about it immediately. Tommy did not come to repair the ceiling immediately. Before he addressed the ceiling, the ceiling collapsed. The attempted repair stopped the leak, but water has moved to other parts of the ceiling and settled. I asked Tommy when he would send someone to complete the work in the bathroom ceiling but no one has come back.
12. Up until around February 2017, I communicated directly to Tommy about the repairs I needed in my apartment. Tommy would either not respond to my requests for repairs, attempt the repair though not completely, or refuse to complete the work and instead tell me that I should move out of the apartment. Overtime, his anger would upset me and I could not afford to be upset due to my

health conditions. So I began communicating to his maintenance man, Pete. The results, however, would be the same. Sometimes they would respond but the repair wouldn't be completed. Other times they would either deny my request for repairs or not respond at all.

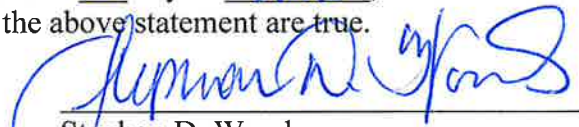
13. I would like to stay in the apartment if there is a different person overseeing the repairs. I am tired of the conditions and animal infestations. I believe the landlord is up to no good. I love the convenience and the community, so I would like to stay.

I declare under penalty of perjury that the foregoing is true and correct.



Delores Byrd

Delores Byrd personally appeared this 21 day of June, 2018 and made oath before me that the facts set forth in the above statement are true.



Stephon D. Woods
Assistant Attorney General

EXHIBIT 5



**HOUSING PROVIDER'S NOTICE TO TENANTS
 OF ADJUSTMENT IN RENT CHARGED**

TENANT NAME: J. Perkins #9 DATE: 4-18-17
 TENANT ADDRESS: 711 49th St NE Apt #9
 WASHINGTON, D.C. (zip code): 20019

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

DEAR TENANT(S):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is: \$ 960.00
 The dollar adjustment in your rent charged is: \$ 30.00
 The percentage adjustment in your rent charged is: 3.1 %
 Your new rent charged is: \$ 990.00
 The effective date of your new rent charged is: 4-7-18

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 20 17 through April 20 18 is 3.1 %.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

208(2)(2) Section of Act CPI Type of Increase \$ 30.00 Increase Authorized
4-18-17 Effective date of Authorization Case number and Date of Decision, if applicable

Section of Act	Description
206(b)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-445-6978. Technical assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are contained in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Thomas K. Stephenson
 Housing Provider's Name (print)
 Owner Authorized Agent
 Other Title (if applicable):

[Signature]
 Housing Provider's Signature
202-445-6978
 Housing Provider's Telephone Number and E-mail address:

Certificate of Occupancy Number (if applicable):
1900549
 Basic Business License Number: 30017000292
 RAD Registration Number: _____
 (No P.O. Box):
5734 Shepley Rd NE
W-1 Washington DC
20019

EXHIBIT 6



**HOUSING PROVIDER'S NOTICE TO TENANTS
 OF ADJUSTMENT IN RENT CHARGED**

TENANT NAME: DXZER #6 DATE: 4-18-17

TENANT ADDRESS: 71949th St. NE #6

WASHINGTON, D.C. (zip code): 20019

IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL ACCOMMODATIONS DIVISION.

DEAR TENANT(S):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is: \$ 1,200.00
 The dollar adjustment in your rent charged is: \$ 37.00
 The percentage adjustment in your rent charged is: 3.1 %
 Your new rent charged is: \$ 1,237.00
 The effective date of your new rent charged is: 4-1-18

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2017 through April 2018 is 3.1 %.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

208(2)(1) CPI \$ 30.00
 Section of Act Type of Increase Increase Authorized

4-18-17 _____
 Effective date of Authorization Case number and Date of Decision, if applicable

Section of Act	Description
206(b)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Thomas K Stephenson
 Housing Provider's Name (print)

Owner Authorized Agent
 Other Title (if applicable):

Thomas K Stephenson
 Housing Provider's Signature

202-445-6978
 Housing Provider's Telephone Number and E-mail address:

Certificate of Occupancy Number (if applicable):

1910549

Basic Business License Number: 510818010232

RAD Registration Number: _____

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

5134 Sheriff Rd NE

B-1 Washington DC

20019

EXHIBIT 7



**HOUSING PROVIDER'S NOTICE TO TENANTS
 OF ADJUSTMENT IN RENT CHARGED**

TENANT NAME: P. Black #12 DATE: 4-15-17
 TENANT ADDRESS: 711 49th St. NE #12
 WASHINGTON, D.C. (zip code): 20019

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE
 A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR
 HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL
 ACCOMMODATIONS DIVISION.**

DEAR TENANT(S):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is: \$ 960.00
 The dollar adjustment in your rent charged is: \$ 30.00
 The percentage adjustment in your rent charged is: 3.1 %
 Your new rent charged is: \$ 990.00
 The effective date of your new rent charged is: 4-1-18

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2017 through April 2018 is 3.1 %.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

208(b)(2) CPI \$ 37.00
 Section of Act Type of Increase Increase Authorized

4-18-17 _____
 Effective date of Case number and Date of Decision,
 Authorization if applicable

Section of Act	Description
206(b)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at www.dhcd.dc.gov.

Thomas K Stephenson

Housing Provider's Name (print)

Owner Authorized Agent

Other Title (if

applicable): _____

[Signature]

Housing Provider's Signature

202-443-6979

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

Certificate of Occupancy Number (if applicable):

180278

Basic Business License Number: 50018000232

RAD Registration Number: —

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

5134 Sheriff Rd NE

B-1 Washington DC

20019

EXHIBIT 8

Petition

Slum Landlord

11-27-17

MUST Go!!!

Thomas K Stephenson

Why? Poor living condition.

711 and 719 49th St NE Wash. DC 20019

BED Bugs, mice, Rats, Roaches, Cockroaches
New Dew - and mold in Apts.

BAD Plumbing - Pliers to cut on your water
Pipes making noise / water leaks under sink tubs
NO HOT water

Dirty Halls

Cant keep the hot water on. (one building 711)

Floors coming up / tiles missing

cheap & old Appliances 1/2 way work

License - Expired in Building / License Expired to Re

Windows and Screens nailed shut / Screens Dont fit window

Broken Windows - Glass

Junk everywhere in Hallways under steps.

Knob and locks NOT working correctly

10171754

landlord must

!!! GO TOWN

THOMAS R STEPHENSON

NO License Mechanics / or Repair man

LANDLORD - Calling you out your name "Bitch" etc
LANDLORD - telling other tenants business
LANDLORD - MAKING up rules as he goes along
Rent, over charge late fee 160.00 and HAUL
APC Behind the building with students mopeds "etc"

WE the tenants Pay too much Money to live like this.

- | | |
|-----------------------|-------------------------|
| 1. Phyllis Black | 8. Xavier Drake 45. |
| 2. Jane Perkins | 9. Willie Hyl 11945 16. |
| 3. James Williams 10. | 17. |
| 4. Katrina Smith 11. | 18. |
| 5. Rose Raults 12. | 19. |
| 6. Aleta Gordon 13. | 20. |
| 7. Doris Williams 14. | 21. |

EXHIBIT 9

Thomas Stephenson
5134 Sheriff Rd NE #1B
Washington, DC 20019

RE: Poor Conditions and Harassment of Residents at 711-719 49th St NE

December 11, 2017

Dear Mr. Stephenson,

We are writing to you as residents of 711-719 49th St NE to express our many concerns about the conditions of the buildings at 711-719 St NE, Washington, DC 20019, as well as your treatment of the residents who live here. We ask that you address all of these issues within 30 days. If we do not see a significant change at the property within that time, we will be exploring our legal options, and we intend to exercise our rights to the fullest extent possible.

Conditions Issues at 711-719 St NE

The conditions at 711-719 St NE are unacceptable and need to be fixed immediately. All of the issues below have been reported to ownership and/or management previously and you should have a record of these requests.

****Mold – Many of the apartments at the property are affected by mold and mildew. DC Regulations require that a landlord inspect for mold within 7 days of being notified, and treat and eliminate the mold within 30 days. This is a crucial health and safety issue; therefore, we insist that you immediately inspect and professionally treat any apartments that have reported mold and mildew.**

Rodents, roaches, and bed bugs – We ask that you hire a professional extermination business and immediately treat all apartments that are currently affected by rodent or insect infestations (including bed bugs). We also request that you schedule bi-weekly extermination for all rooms in all apartments at the property to insure that the infestations do not reoccur.

Dysfunctional plumbing – Several apartments at the property are lacking hot water (719 - #5), proper hot/cold water knobs (711 - #7 & #3), or lacking water in certain sinks in the apartment (711 - #3). One apartment (711 - #12) has pipes in the bathroom that make a loud noise every time the water is off that can be heard throughout the entire building. Please hire a professional plumber to address all water-related issues at the property.

Inconsistent heat & hot water – Hot water and heat is inconsistent in 711 49 St NE, and it goes in and out from day to day. We ask that you hire a professional to examine the boiler, hot water heater, and the radiators at the building.

Floors missing tiles, or have broken tiles – Several apartments have broken, missing, or water damaged tiles. Please hire a flooring professional to fix all affected floors (including, but not limited to, 719 - #5 & #2).

Old and dysfunctional appliances – Many apartments have non-working or partially working appliances. Please replace any appliances at the property that are non-functioning and beyond repair, and immediately repair any that are partially functioning.

Windows – Many apartments at the property have windows that do not stay open when lifted (including but not limited to 711 - #12 & #4). Some of the windows do not fit properly and are at risk of falling out of the frame. You must address each of these affected apartments and repair the windows so that they stay open when lifted.

Window screens – All of the window screens at the property have are either ill-fitting or screwed in, and several windows have no screens at all. You must replace all of the windows screens at the property with properly sized, fitted window screens.

Knobs and door locks – Many apartments have doors that do not lock properly and the doors do not fit in the frame. We ask that you repair all interior doors and assure that they fit in the frame and shut and lock properly.

Dogs in the back of the property – The dogs at the back of the property must be moved from the immediately. They bark day and night and disturb the sleep and quiet enjoyment of the residents at the property. We also fear that they are malnourished and are not properly taken care of. We ask that you move these dogs to a safe environment, off the property, immediately.

Clutter and trash in the hallways and outside the property – There is clutter in the hallway of 711 49th St NE. There are also containers of oil sitting outside the entrance to 711 49th St NE. You must immediately remove all of this clutter and trash from the property as it is a hazard to health and safety to the residents.

Expired Basic Business License and Certificate of Occupancy – Please provide proof that the Basic Business License and Certificate of Occupancy are up to date and not expired. We ask that you post these in the hallways at the property.

Harassment of Tenants

We, the residents of 711 – 719 49th St NE, demand to be treated with basic respect. We will not tolerate harassment by you or your employees any longer.

Communication at Inappropriate Time of Day – You and your employees regularly knock on residents doors at all hours of the evening and on the weekends. All notices issued to the residents (either in person or via phone) must be delivered during regular business hours (9 am – 5 pm Monday – Friday, not Saturday or Sunday) or sent via certified mail. No employee of the owner will approach or contact residents after regular business hours.

Lack of Notice for Repairs – Employees of the owner regularly show up at residents apartments with little to no notice and outside of regular business hours. All employees of the owner must give 48 hours notice for all repairs, and must properly notify residents of when they are coming.

Unprofessional Maintenance Personnel – Many of the supposed “maintenance personnel” show up to apartments intoxicated or act in an unprofessional manner. This is unacceptable. You must hire

professional maintenance staff to complete repairs at the property. We reserve the right to refuse admission to any maintenance staff who we believe to be intoxicated or acting in an unprofessional manner.

Disrespectful treatment of residents – You and your employees must interact with the residents in a professional, respectful manner at all times. In the past you have called residents derogatory names (such as “bitch”) and used profanity towards residents, telling residents to “shut up and mind their own business” when they approach you with concerns. You have also disclosed personal information regarding their individual cases to other residents at the property without their consent. The residents will not tolerate this behavior and demand that they be treated in a professional, respectful manner.

Excessive and Improper Notices – Residents have repeatedly received improper notices to correct or vacate. This behavior must cease immediately. This scare tactic will not work and constitutes harassment of residents. All leases in DC are automatically renewed and go month-to-month after the initial terms of the lease.

Excessive Late Fees – Many residents have been told or notified that their late fees are over \$100. The current DC law only allows for a late fee of no more than 5% of the rent, and a late fee cannot be levied until the 6th of the month. Moreover, no tenant can be sued or evicted only for late fees. The owner must change his practices accordingly and stop insisting the tenants pay excessive late fees

Lack of Receipts – All residents are entitled to receipts for their rent. The owner must issue receipts for all rent submitted, whether it is received via cash, check, or money order.

We ask that you comply with all of the above requests immediately. We have endured these conditions and poor treatment for too long. We will not tolerate this any longer. As we send this letter, we would like to remind you that, according to DC law, a landlord may not retaliate against any tenant who exercises their rights.

We look forward to your quick response to our concerns. If you have any questions about this letter you can contact Amber Gruner at Housing Counseling Services at 202-667-7707.

Sincerely,

Concerned Residents at 711-719 49th St NE

Cc: Amber Gruner
Housing Counseling Services
2410 17th St NW #100
Washington, DC 20009

Cc: Lauren Pair
DC Rent Administrator
Rental Accommodations Division
Department of Housing and Community Development
1800 Martin Luther King Jr. Ave SE

Washington, DC 20020

Cc: Thomas Stephenson
711 49th St NE #1A
Washington, DC 20019

Cc: Thomas Stephenson
307 Tamarack Court
Upper Marlboro, DC 20019

EXHIBIT 10-A

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801721_1

DATE: March 13, 2018

Order for the corrections of conditions at 711 49TH ST NE, UNIT# Common, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20019

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.

It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	IPMC § 305.1	Failure to maintain interior of structure and equipment therein in good repair, structurally sound and in sanitary condition	1st,2nd and 3rd Floors- Light Fixture missing Parts (Repair or Replace) 1st,2nd and 3rd Floors- Steps have cracks and Missing parts (Repair or Replace)	\$1,017.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 1 DAY(S) FROM RECEIPT OF THIS NOTICE.
Total Amount of Potential Fines \$1,017.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT) Fred Ballenger

INSPECTOR'S BADGE # 3001

INSPECTION DATE 03/13/2018

PERSONAL SERVICE AND POSTING		
NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL, CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801721_30

DATE: March 13, 2018

Order for the corrections of conditions at 711 49TH ST NE, UNIT# Common, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS

THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20019

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	12-G DCMR § 305.3	Failure to maintain interior surfaces in good, clean, and sanitary condition and good repair	Laundry Room- Walls have Spot paint (Repaint to match Existing Paint) 1st,2nd and 3rd Floors- walls have Spot Paint (Repaint to match existing Paint)	\$1,017.00
2	IPMC § 304.15	Failure to maintain exterior doors, door assemblies, operator systems, if provided, and/or hardware in good condition.	Laundry Room- Exit Door does not fit frame and is off the Hinges (Repair or Replace)	\$509.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.
Total Amount of Potential Fines \$1,526.00

INSPECTOR'S SIGNATURE		
INSPECTOR'S NAME (PRINT)	Fred Ballenger	INSPECTION DATE 03/13/2018
INSPECTOR'S BADGE #	3001	

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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EXHIBIT 10-B

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801710_30

DATE: March 12, 2018

Order for the corrections of conditions at 711 49TH ST NE 2, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS

THOMAS K STEPHENSON
711 49TH ST NE APT 2
WASHINGTON, DC 20019

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.

It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	12-G DCMR § 305.3	Failure to correct cracked or loose plaster, holes, decayed wood, water damage and/or other defective surface conditions	Living Room: Repair Crack in walls Bathroom: Repair cracks in walls	\$1,017.00
2	12-G DCMR § 305.3	Failure to maintain interior surfaces in good, clean, and sanitary condition and good repair	Bathroom: Celling Dampness; Provide adequate ventilation and circulation of air to Bathroom Sleeping Room: Floor has missing tiles. Must replace and repair surface in a workmanlike manner	\$1,017.00
3	12-G DCMR 305.3	Failure to repair, remove or cover peeling, chipping, flaking or abraded paint	Kitchen: Repaint in a workmanlike manner	\$1,017.00
4	IPMC § 305.6	Failure to maintain interior doors that fit reasonably well within the frame	Bathroom: Door does not fit in frame; must repair of replace door to fit in frame to open and close freely and easily.	\$102.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount of Potential Fines \$3,153.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT)

Patrick Allen

INSPECTION DATE

03/12/2018

INSPECTOR'S BADGE #

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801710-130

DATE: March 12, 2018

Order for the corrections of conditions at 711 49TH ST NE 2, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS K STEPHENSON
711 49TH ST NE APT 2
WASHINGTON, DC 20019

Owner Tenant Agent

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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	12-G DCMR § 102.2	(Failure to maintain in good working order equipment, systems, devices or safeguards required by the Property Maintenance Code or previous regulation or code under which the structure or premises was constructed, altered or repaired	Location: Bathroom; Defective exhaust fan; Must be repaired or replaced to provide adequate ventilation	\$2,034.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 1 DAY(S) FROM RECEIPT OF THIS NOTICE.
Total Amount of Potential Fines \$2,034.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT)

Patrick Allen

INSPECTION DATE
03/12/2018

INSPECTOR'S BADGE #

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED
(Please Print)

RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)

DATE/TIME OF SERVICE OR POSTING

SIGNATURE OF PERSON RECEIVING NOTICE

NAME OF THE PERSON SERVING NOTICE

POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

EXHIBIT 10-C

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1701235_1

DATE: February 06, 2017

Order for the corrections of conditions at 711 49TH ST NE, APT# 3, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20018-4815

Owner Tenant Agent


NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.
It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 901.1	Failure to maintain fire extinguishing equipment in an operable condition.	Location: Common Hallway- Replace defective fire extinguisher	\$2,000.00
2	14 DCMR § 903.1	Exit or emergency light(s) not maintained in an operable condition.	Location: Common Hallway- Repair or replace exit sign to illuminate properly	\$1,000.00
3	14 DCMR § 904.4	Smoke detector not placed properly.	Location: Hallway- Repair or replace defective smoke detector	\$2,000.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 1 DAY(S) FROM RECEIPT OF THIS NOTICE.

INSPECTOR'S SIGNATURE  (202) 461-3879

INSPECTOR'S NAME (PRINT) Derron Manning

INSPECTION DATE 02/06/2017

INSPECTOR'S BADGE #

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

The District of Columbia Department of Consumer and Regulatory Affairs ("DCRA") will conduct a re-inspection of the property on or after the date you are required to complete the specified corrective action. If DCRA determines that you have failed to correct the violation(s) within the specified period of time, your case may be referred to the Office of the Attorney General of the District of Columbia for criminal prosecution. In addition, DCRA has the right to abate any conditions for which you have been cited pursuant to D.C. Official Code § 42-3131.01 and other law, and to assess the costs of correcting the condition as a tax on the premises. Failure to pay such costs will result in a lien being placed upon your property without notice that could result in it being sold at a tax sale if you do not reimburse the District for its cost of correction.

Lead Paint

Disturbing Paint in pre-1978 Residential properties or in Child-Occupied Facilities

If work related to curing the violations cited in this NOV will disturb more than 2 square feet of paint, the respondent must use Lead-Safe Work Practices and abide by all other applicable requirements in the District's "Lead Hazard Prevention and Elimination Act, as amended" (for more info, see www.ddoe.dc.gov, Lead and Healthy Housing Division), and must also abide by an applicable requirements of EPA's "Renovation, Repair and Painting Rule" (for more info, see www.epa.gov/lead, Renovation, Repair and painting).

If you do not correct the violations for which you have been cited in this Notice of Violation, you may be issued a Notice of Infraction which requires you to pay a fine for the violation(s) that you did not timely correct. The Notice of Infraction is a separate civil matter from this Notice of Violation. If you are issued a Notice of Infraction which assesses a fine for the violation(s), you will have separate appeal rights for the Notice of Infraction. Those appeal rights will be explained in the Notice of infraction.

REQUESTS FOR MORE TIME TO ABATE

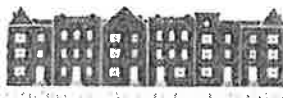
You may request additional time to correct the conditions cited in the Notice. Extension requests must be in writing and submitted to The Chief Building Inspector, Department of Consumer and Regulatory Affairs, 1100 4th Street, SW, Washington, DC 20024, prior to the expiration of the time set for making the corrections. **The inspector who issued this Notice of Violation does not have the authority to grant an extension.** Extensions will not be granted unless you demonstrate that (a) you have been proceeding in good faith to correct the violations and (b) there is good cause for the delay. Any questions about this Notice may be directed to (202) 481-3524.

SECTION B
(YOUR APPEAL RIGHTS)

You have the right to challenge this Notice requiring you to correct the violation(s) cited by requesting a hearing. To request a hearing, you may obtain a copy of the appeal form from the Office of Administrative Hearings ("OAH") located at One Judiciary Square, 441 4th Street, NW, Room 450N, Washington, DC 20001 or ask that it be faxed or emailed to you. You may also obtain the form electronically from oah.dc.gov by clicking on the link for "Filing and Forms." Then select "DCRA-Appeal of Notices of Violation(s)" and download the appeal form. You should also select the link for how to "file documents" for specific filing instructions. You may file the appeal form in person at the Office of Administrative hearings, fax it to (202) 442-4789, or email it to cahfiling@dc.gov. Alternatively, you may mail your appeal form requesting a hearing to the Clerk, Office of Administrative Hearings, One Judiciary Square, 441 4th Street, NW, Washington, DC 20001-2714. **Any Notice of Violation that you are appealing should be attached to your appeal form.**

Your appeal must be filed within the timeframe specified for correction in this Notice. If the last day for filing your appeal falls on a Saturday, Sunday or legal holiday in the District of Columbia, then your appeal period for requesting a hearing extends to the next business day. You may call the Office of Administrative hearings at (202) 442-9094 for assistance.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1701235_30

DATE: February 06, 2017

Order for the corrections of conditions at 711 49TH ST NE, APT# 3, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20019-4815

Owner Tenant Agent


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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 706.1; and/or 14 DCMR § 706.5; and/or 14 DCMR § 702.1	Ceiling has dampness.	Location: Hallway and Bathroom- Locate the source of the water leak, repair the leak and repair or replace ceiling	\$100.00
2	14 DCMR § 706.2	Ceiling has hole(s).	Location: Bathroom- Repair ceiling hole	\$100.00
3	14 DCMR § 706.2	Wall has loose plaster.	Location: Bathroom- Repair or replace wall loose plaster	\$100.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.

INSPECTOR'S SIGNATURE  (202) 481-3379

INSPECTOR'S NAME (PRINT) Derron Manning	INSPECTION DATE 02/06/2017
INSPECTOR'S BADGE #	

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

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Lead Paint

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REQUESTS FOR MORE TIME TO ABATE

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SECTION B
(YOUR APPEAL RIGHTS)

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GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801723_1

DATE: March 12, 2018

Order for the corrections of conditions at 711 49TH ST NE, UNIT# 3, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS K STEPHENSON
711 49TH ST NE APT 2
WASHINGTON, DC 20019

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.

It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	IPMC § 305.1	Failure to maintain interior of structure and equipment therein in good repair, structurally sound and in sanitary condition	Bedroom Floor has parts in need of replacing and/or repair	\$1,017.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 1 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount of Potential Fines \$1,017.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT)

Patrick Allen

INSPECTION DATE
03/12/2018

INSPECTOR'S BADGE #

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801723_30

DATE: March 12, 2018

Order for the corrections of conditions at 711 49TH ST NE, UNIT# 3, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS K STEPHENSON
711 49TH ST NE APT 2
WASHINGTON, DC 20019

Owner Tenant Agent

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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	12-G DCMR § 305.3	Failure to correct cracked or loose plaster, holes, decayed wood, water damage and/or other defective surface conditions	Bathroom wall has cracks. Must repair and paint in a workmanlike manner	\$1,017.00
2	12-G DCMR § 305.3	Failure to maintain interior surfaces in good, clean, and sanitary condition and good repair	Bathroom ceiling has dampness. Must provide adequate ventilation and air circulation	\$1,017.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.
Total Amount of Potential Fines \$2,034.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT) Patrick Allen

INSPECTOR'S BADGE #

INSPECTION DATE 03/12/2018

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL, CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

EXHIBIT 10-D

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
 CODE COMPLIANCE DIVISION
 NOTICE OF VIOLATION

NOTICE NO: CNU1700431_1

DATE: August 11, 2017

Order for the corrections of conditions at 711 49TH ST NE, APT# 4, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS THOMAS K STEPHENSON 711 49TH ST NE APT 1A WASHINGTON, DC 20019-4815	Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/>
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NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.
 It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 600.3	Failure to provide electricity in the quantity needed for normal occupancy.	Location: Living Room - Provide electricity in the quantity needed for normal occupancy. Bath Room - Provide electricity in the quantity needed for normal occupancy. Sleeping Room - Provide electricity in the quantity needed for normal occupancy.	\$1,000.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 1 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount Owed \$2,000.00

INSPECTOR'S SIGNATURE 		INSPECTION DATE 08/11/2017
INSPECTOR'S NAME (PRINT) Kathryn Booth	INSPECTOR'S BADGE # 41	

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

The District of Columbia Department of Consumer and Regulatory Affairs ("DCRA") will conduct a re-inspection of the property on or after the date you are required to complete the specified corrective action. If DCRA determines that you have failed to correct the violation(s) within the specified period of time, your case may be referred to the Office of the Attorney General of the District of Columbia for criminal prosecution. In addition, DCRA has the right to abate any conditions for which you have been cited pursuant to D.C. Official Code § 42-3131.01 and other law, and to assess the costs of correcting the condition as a tax on the premises. Failure to pay such costs will result in a lien being placed upon your property without notice that could result in it being sold at a tax sale if you do not reimburse the District for its cost of correction.

Lead Paint

Disturbing Paint in pre-1978 Residential properties or in Child-Occupied Facilities

If work related to curing the violations cited in this NOV will disturb more than 2 square feet of paint, the respondent must use Lead-Safe Work Practices and abide by all other applicable requirements in the District's "Lead Hazard Prevention and Elimination Act, as amended" (for more info, see www.ddoe.dc.gov, Lead and Healthy Housing Division), and must also abide by an applicable requirements of EPA's "Renovation, Repair and Painting Rule" (for more info, see www.epa.gov/lead, Renovation, Repair and painting).

If you do not correct the violations for which you have been cited in this Notice of Violation, you may be issued a Notice of Infraction which requires you to pay a fine for the violation(s) that you did not timely correct. The Notice of Infraction is a separate civil matter from this Notice of Violation. If you are issued a Notice of Infraction which assesses a fine for the violation(s), you will have separate appeal rights for the Notice of Infraction. Those appeal rights will be explained in the Notice of infraction.

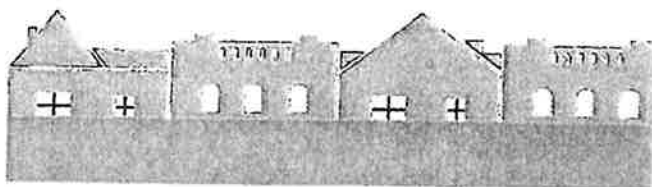
REQUESTS FOR MORE TIME TO ABATE

You may request additional time to correct the conditions cited in the Notice. Extension requests must be in writing and submitted to The Chief Building inspector, Department of Consumer and Regulatory Affairs, 1100 4th Street, SW, Washington, DC 20024, prior to the expiration of the time set for making the corrections. **The inspector who issued this Notice of Violation does not have the authority to grant an extension.** Extensions will not be granted unless you demonstrate that (a) you have been proceeding in good faith to correct the violations and (b) there is good cause for the delay. Any questions about this Notice may be directed to (202) 481-3524.

SECTION B
(YOUR APPEAL RIGHTS)

You have the right to challenge this Notice requiring you to correct the violation(s) cited by requesting a hearing. To request a hearing, you may obtain a copy of the appeal form from the Office of Administrative Hearings ("OAH") located at One Judiciary Square, 441 4th Street, NW, Room 450N, Washington, DC 20001 or ask that it be faxed or emailed to you. You may also obtain the form electronically from oah.dc.gov by clicking on the link for "Filing and Forms." Then select "DCRA-Appeal of Notices of Violation(s)" and download the appeal form. You should also select the link for how to "file documents" for specific filing instructions. You may file the appeal form in person at the Office of Administrative hearings, fax it to (202) 442-4789, or email it to oahfiling@dc.gov. Alternatively, you may mail your appeal form requesting a hearing to the Clerk, Office of Administrative Hearings, One Judiciary Square, 441 4th Street, NW, Washington, DC 20001-2714. **Any Notice of Violation that you are appealing should be attached to your appeal form.**

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Regulatory Enforcement
Administration



SMOKE AND CARBON MONOXIDE DETECTORS

Effective March 28, 2017, DCRA will begin enforcing the requirements pertaining to the installation and maintenance of smoke detectors and carbon monoxide detectors. During the initial period, from March 1 through September 30, 2017, DCRA will be educating the public about the transition and inspectors will begin issuing "warning" notices to persons that are not in compliance with the Property Maintenance Code (2013). Beginning October 1, 2017, inspectors will issue a "Notice of Violation" to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine. If the violation is not corrected within the specified timeframe, it could result in an actual civil infraction fine.

Schedule

March 1 through September 30, 2017

- Education and outreach to partners, customers and District residents and business owners.

March 28, 2017

- Inspectors will begin issuing "warning" notices to persons that are not in compliance with the Property Maintenance Code (2013).

October 1, 2017

- Inspectors will begin issuing "Notice of Violations" to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine.

For more information visit the website at: <https://dcra.dc.gov/cosmokealarm>



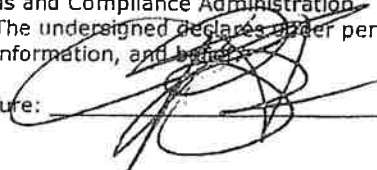

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

Government of the District of Columbia
Department of Consumer and Regulatory Affairs
 Inspections and Compliance Administration
 1100 4th St, SW; Suite E400; Washington, DC 20024

Inspection Report

Property Address & Unit Number	711 2/9 th ST NE #4				
Customer name & phone #	Charmaine McCombs 2026710904				
Site Representative					
Inspector name & Phone #	E. O. O. H. Y.				
Initial inspection Date/Time	8-11-17				
Re-inspection Date/Time					
CAP id # / Permit #	CNU 1700				
Inspection type: (check below or list)	<input type="checkbox"/> Permit <input type="checkbox"/> Complaint <input type="checkbox"/> Elevator <input type="checkbox"/> Boiler <input type="checkbox"/> BBL				
<input type="checkbox"/> Proactive <input type="checkbox"/> Vacant Property <input type="checkbox"/> Illegal Construction <input type="checkbox"/> Survey <input type="checkbox"/> Emergency <input type="checkbox"/> Other _____					
Violation Code #	Violation Description		Correction Period	Corrected	Not Corrected
	LR, BR, PR	panel elec	14058		
14044	outlet defective				
14050	light switch defective				

This Inspection Summary Report was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration. It accurately reflects the condition of the property on the date written above. The undersigned declares under penalty of perjury that the foregoing information is true to the best of my knowledge, information, and belief.

Inspector Signature:  Badge #:  Date: 8-11-17

Inspections

Save Reset Select Record To Copy From Help

Application No.
CNU1700431

Type
Enforce/Compliance/Housing/No Utilities

Inspection Type
Initial Inspection

Address

711 49TH ST NE, APT# 4 WASHINGTON, DC 20019

Required/Optional
Optional

Request Date
08/11/2017

Request AM/PM
AM

Scheduled Date Scheduled Time
08/11/2017

Department

RESIDENTIAL INSPECTOR

Inspector

Katheryn Booth

Inspection Date

08/11/2017

Inspection Time

3 : 35

PM

Total Time

Status

Cause

Request Comment

GNU1700431

Tenant Name: Charmaine McCombs 202-677-0904 #4
Property Management: Tommy Stevens 202-445-6978

Result Comment Standard Comment

Inspection conducted on 08-11-17. Violations cited.
Tenant Charmaine McCombs, 202-677-0904, apt #4.
The tenant pays rent to and calls for repairs, Tommy Stevens, 202-445-6978.
Note; owner on site, today.
Deficiency report prepared. See Nov.

CAP ID *

17COM-

00000-13364

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CNU1700431_30

DATE: August 11, 2017

Order for the corrections of conditions at 711 49TH ST NE, APT# 4, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20019-4815

Owner Tenant Agent

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VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 600.2	Electrical wall light fixture is defective.	Location: Living Room - Repair or Replace defective light switches. Bath Room - Repair or Replace defective light switches. Sleeping Room - Repair or Replace defective light switches.	\$500.00
2	14 DCMR § 600.2	Electrical wall outlet is defective.	Location: Living Room - Repair or replace defective electrical wall outlet. Bath Room - Repair or replace defective electrical wall outlet. Sleeping Room - Repair or replace defective electrical wall outlet.	\$500.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount Owed \$2,000.00
All VIOLATION Amount(s) Totaled \$2,000.00

INSPECTOR'S SIGNATURE 

INSPECTOR'S NAME (PRINT) Kathryn Booth

INSPECTOR'S BADGE # 41

INSPECTION DATE 08/11/2017

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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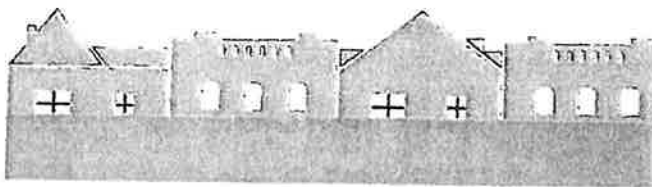
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Regulatory Enforcement
Administration



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October 1, 2017

- Inspectors will begin issuing “Notice of Violations” to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine.

For more information visit the website at: <https://dcra.dc.gov/cosmokealarm>



Government of the District of Columbia
Department of Consumer and Regulatory Affairs
 Inspections and Compliance Administration
 1100 4th St, SW; Suite E400; Washington, DC 20024

Inspection Report

Property Address & Unit Number	711 2/9 th St NE #4			
Customer name & phone #	Charmaine McCombs 2026770904			
Site Representative				
Inspector name & Phone #	Booth			
Initial inspection Date/Time	8-15-17			
Re-inspection Date/Time				
CAP id # / Permit #	CNU 1700			
Inspection type: (check below or list)	<input type="checkbox"/> Permit <input type="checkbox"/> Complaint <input type="checkbox"/> Elevator <input type="checkbox"/> Boiler <input type="checkbox"/> BBL			
	<input type="checkbox"/> Proactive <input type="checkbox"/> Vacant Property <input type="checkbox"/> Illegal Construction <input type="checkbox"/> Survey <input type="checkbox"/> Emergency <input type="checkbox"/> Other _____			
Violation Code #	Violation Description	Correction Period	Corrected	Not Corrected
	LR, BR, SR	none elec	14058	
14054	outlet defective			
14050	light switch defective			

This Inspection Summary Report was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration. It accurately reflects the condition of the property on the date written above. The undersigned declares under penalty of perjury that the foregoing information is true to the best of my knowledge, information, and belief.

Inspector Signature: _____ Badge #: 71 Date: 8-11-17

Inspections

Save Reset Select Record To Copy From Help

Application No.

CNU1700431

Type

Enforce/Compliance/Housing/No Utilities

Inspection Type

Initial Inspection

Required/Optional

Optional

Scheduled Date

08/11/2017

Request AM/PM

AM

Address

711 49TH ST NE, APT# 4 WASHINGTON, DC 20019

Request Date

08/11/2017

Request Time

7:25

Department

RESIDENTIAL INSPECTOR

Inspector

Katheryn Booth

Inspection Date

08/11/2017

Inspection Time

3 : 35

PM

Total Time

Status

Cause

Request Comment

CNU1700431

Tenant Name: Charmaine McCombs 202-677-0904 #4

Property Management: Tommy Stevens 202-445-6978

Result Comment Standard Comment

Inspection conducted on 08-11-17. Violations cited.

Tenant Charmaine McCombs, 202-677-0904, apt #4.

The tenant pays rent to and calls for repairs. Tommy Stevens, 202-445-6978.

Note: owner on site, today.

Deficiency report prepared. See Nov.

CAP ID :

17COM-

00000-13364

EXHIBIT 10-E

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801722_7

DATE: March 12, 2018

Order for the corrections of conditions at 711 49TH ST NE, UNIT# 6, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS

THOMAS K STEPHENSON
711 49TH ST NE APT 2
WASHINGTON, DC 20019

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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	IPMC § 505.4	Failure to provide water heating facilities which provide water at a minimum temperature of 110°F 43° C .	Must provide hot water; Temperature must be at minimum temperature levels	\$1,017.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 7 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount of Potential Fines \$1,017.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT)

Patrick Allen

INSPECTION DATE
03/12/2018

INSPECTOR'S BADGE #

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
 CODE COMPLIANCE DIVISION
 NOTICE OF VIOLATION

NOTICE NO: CRM1801722_30

DATE: March 12, 2018

Order for the corrections of conditions at 711 49TH ST NE, UNIT# 6, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
 THOMAS K STEPHENSON
 711 49TH ST NE APT 2
 WASHINGTON, DC 20019

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.
 It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	12-G DCMR § 305.3	Failure to correct cracked or loose plaster, holes, decayed wood, water damage and/or other defective surface conditions	Entire Unit- Repair all holes and paint drywall in a workmanlike manner	\$1,017.00
2	IPMC § 305.6	Failure to maintain interior doors capable of being opened and closed properly	Bathroom door knob defective	\$102.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.
 Total Amount of Potential Fines \$1,119.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT) Patrick Allen

INSPECTOR'S BADGE #

INSPECTION DATE 03/12/2018

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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EXHIBIT 10-F

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801697_1

DATE: March 12, 2018

Order for the corrections of conditions at 711 49TH ST NE, UNIT# 8, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS

THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20019-4815

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.

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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	IPMC § 305.1	Failure to maintain interior of structure and equipment therein in good repair, structurally sound and in sanitary condition	Kitchen- Cabinets Repair or Replace	\$1,017.00
2	IPMC § 602.2	Failure to provide heating facilities for residential occupancies which are capable of maintaining a room temperature of 68°F/20°C in all habitable rooms, bathrooms and toilet rooms.	Sleeping Room #1- Radiators Defective Repair or Replace	\$1,017.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 1 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount of Potential Fines \$2,034.00

INSPECTOR'S SIGNATURE

Fred Ballenger
Fred Ballenger

INSPECTOR'S NAME (PRINT)

Fred Ballenger

INSPECTION DATE

03/12/2018

INSPECTOR'S BADGE #

3001

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED
(Please Print)

RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)

DATE/TIME OF SERVICE OR POSTING

SIGNATURE OF PERSON RECEIVING NOTICE

NAME OF THE PERSON SERVING NOTICE

POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801697_30

DATE: March 12, 2018

Order for the corrections of conditions at 711 49TH ST NE, UNIT# 8, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20019-4815

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	12-G DCMR § 304.14	Failure to maintain all openings to the external air between April 15 and October 15 with tightly fitting screens of minimum 16 mesh per inch 16 mesh per 25mm and/or failure to maintain every screen door used for insect control without a self-closing device in good working condition	Repair or Replace ALL Window Screens	\$102.00
2	12-G DCMR § 309.1	Failure of the owner to keep structure free from insect and rodent infestation	Mice infestation Exterminate	\$509.00
3	12-G DCMR 305.3	Failure to repair, remove or cover peeling, chipping, flaking or abraded paint	Living Room-Baseboards Hallway-Walls Remove and Repaint to match existing Paint	\$1,017.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.
Total Amount of Potential Fines \$1,628.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT) Fred Ballenger

INSPECTOR'S BADGE # 3001

INSPECTION DATE 03/12/2018

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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EXHIBIT 10-G

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CNU1800321_1

DATE: January 10, 2018

Order for the corrections of conditions at 711 49TH ST NE, APT# 9, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS

THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20019-4815

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.


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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 901.1	Failure to maintain fire extinguishing equipment in an operable condition.	Location: 2nd Fl Common Hallway- Service/provide a fire extinguisher	\$2,000.00
2	14 DCMR § 902.1	Failure to maintain fire escapes, stairways, and other egress facilities free from obstruction.	Location: Sleeping Room- Provide means of egress for tenant by un-obstructing window	\$2,000.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 1 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount of Potential Fines \$4,000.00

INSPECTOR'S SIGNATURE 	INSPECTION DATE 01/10/2018
INSPECTOR'S NAME (PRINT) Tiffany Magruder	
INSPECTOR'S BADGE # 42	481-3820

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

The District of Columbia Department of Consumer and Regulatory Affairs ("DCRA") will conduct a re-inspection of the property on or after the date you are required to complete the specified corrective action. If DCRA determines that you have failed to correct the violation(s) within the specified period of time, your case may be referred to the Office of the Attorney General of the District of Columbia for criminal prosecution. In addition, DCRA has the right to abate any conditions for which you have been cited pursuant to D.C. Official Code § 42-3131.01 and other law, and to assess the costs of correcting the condition as a tax on the premises. Failure to pay such costs will result in a lien being placed upon your property without notice that could result in it being sold at a tax sale if you do not reimburse the District for its cost of correction.

Lead Paint

Disturbing Paint in pre-1978 Residential properties or in Child-Occupied Facilities

If work related to curing the violations cited in this NOV will disturb more than 2 square feet of paint, the respondent must use Lead-Safe Work Practices and abide by all other applicable requirements in the District's "Lead Hazard Prevention and Elimination Act, as amended" (for more info, see www.ddoe.dc.gov, Lead and Healthy Housing Division), and must also abide by an applicable requirements of EPA's "Renovation, Repair and Painting Rule" (for more info, see www.epa.gov/lead, Renovation, Repair and painting).

If you do not correct the violations for which you have been cited in this Notice of Violation, you may be issued a Notice of Infraction which requires you to pay a fine for the violation(s) that you did not timely correct. The Notice of Infraction is a separate civil matter from this Notice of Violation. If you are issued a Notice of Infraction which assesses a fine for the violation(s), you will have separate appeal rights for the Notice of Infraction. Those appeal rights will be explained in the Notice of infraction.

REQUESTS FOR MORE TIME TO ABATE

You may request additional time to correct the conditions cited in the Notice. Extension requests must be in writing and submitted to The Chief Building inspector, Department of Consumer and Regulatory Affairs, 1100 4th Street, SW, Washington, DC 20024, prior to the expiration of the time set for making the corrections. **The inspector who issued this Notice of Violation does not have the authority to grant an extension.** Extensions will not be granted unless you demonstrate that (a) you have been proceeding in good faith to correct the violations and (b) there is good cause for the delay. Any questions about this Notice may be directed to (202) 481-3524.

SECTION B
(YOUR APPEAL RIGHTS)

You have the right to challenge this Notice requiring you to correct the violation(s) cited by requesting a hearing. To request a hearing, you may obtain a copy of the appeal form from the Office of Administrative Hearings ("OAH") located at One Judiciary Square, 441 4th Street, NW, Room 450N, Washington, DC 20001 or ask that it be faxed or emailed to you. You may also obtain the form electronically from oah.dc.gov by clicking on the link for "Filing and Forms." Then select "DCRA-Appeal of Notices of Violation(s)" and download the appeal form. You should also select the link for how to "file documents" for specific filing instructions. You may file the appeal form in person at the Office of Administrative hearings, fax it to (202) 442-4789, or email it to oahfiling@dc.gov. Alternatively, you may mail your appeal form requesting a hearing to the Clerk, Office of Administrative Hearings, One Judiciary Square, 441 4th Street, NW, Washington, DC 20001-2714. **Any Notice of Violation that you are appealing should be attached to your appeal form.**

Your appeal must be filed within the timeframe specified for correction in this Notice. If the last day for filing your appeal falls on a Saturday, Sunday or legal holiday in the District of Columbia, then your appeal period for requesting a hearing extends to the next business day. You may call the Office of Administrative hearings at (202) 442-9094 for assistance.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CNU1800321_30

DATE: January 10, 2018

Order for the corrections of conditions at 711 49TH ST NE, APT# 9, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS

THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20019-4815

Owner Tenant Agent

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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 500.2	Radiator(s) is defective.	Location: Living Room, Sleeping Room- Repair or replace defective radiators	\$500.00
2	14 DCMR § 705.1	Window has broken glass.	Location: 2nd Fl Common Hallway- Repair or replace broken glass	\$100.00
3	14 DCMR § 705.6	Window not weatherproofed.	Location: Sleeping Room- Repair or replace window to make weatherproof	\$500.00
4	14 DCMR § 806.3	Window screen is defective.	Location: Sleeping Room- Repair or replace window defective screen	\$500.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount of Potential Fines \$1,600.00

INSPECTOR'S SIGNATURE

Tiffany Magruder
Tiffany Magruder

INSPECTOR'S NAME (PRINT)

Tiffany Magruder

481-3570

INSPECTION DATE

01/10/2018

INSPECTOR'S BADGE #

42

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED
(Please Print)

RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)

DATE/TIME OF SERVICE OR POSTING

SIGNATURE OF PERSON RECEIVING NOTICE

NAME OF THE PERSON SERVING NOTICE

POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

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EXHIBIT 10-H

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1703343_30

DATE: July 26, 2017

Order for the corrections of conditions at 711 49TH ST NE, APT# 12, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20019-4815

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.
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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 600.2	Lavatory improperly secured to wall.	Location: Bathroom - Properly secure lavatory to wall.	\$500.00
2	14 DCMR § 600.4	Cooking facility is defective.	Location: Cooking Room - Repair or replace defective oven.	\$500.00
3	14 DCMR § 701.3	The materials used in making repairs were not of a quality and kind suitable for the purpose used, and/or the repair was not done in a workmanlike manner.	Location: Cooking Room - Use materials of a quality and kind suitable for used purposes, and repair wall in a workmanlike manner.	\$1,000.00
4	14 DCMR § 705.1	Window has broken glass.	Location: Common Hallway - Replace window broken glass.	\$100.00

INSPECTOR'S SIGNATURE *Matthew Price* *matthew.price@dc.gov*

INSPECTOR'S NAME (PRINT) *Matthew Price* *202-478-9270*

INSPECTOR'S BADGE # *503*

INSPECTION DATE
07/26/2017

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1703343_30

DATE: July 26, 2017

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
5	14 DCMR § 800.9	The premises are maintained in violation of the Housing Code so as to create a danger to the health, welfare or safety of the occupants, or public and/or to constitute a public nuisance.	Location: Bathroom - Properly secure exposed plumbing pipe to prevent possible tripping hazard. Cooking Room - Locate the source of the water leak, repair the leak and repair or replace wall for dampness.	\$500.00
6	14 DCMR § 805.5	Failure of the owner or licensee of a two-family or multiple dwelling to eliminate a vermin and/or rodent infestation by extermination (infestation may be eliminated by trapping or baiting or both).	Location: Bathroom & Cooking Room - Eliminate mice infestation by extermination.	\$500.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount Owed \$3,100.00
All VIOLATION Amount(s) Totalled \$3,100.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT)

Matthew Price

INSPECTION DATE

07/26/2017

INSPECTOR'S BADGE #

503

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED
(Please Print)

RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)

DATE/TIME OF SERVICE OR POSTING

SIGNATURE OF PERSON RECEIVING NOTICE

NAME OF THE PERSON SERVING NOTICE

POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

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Lead Paint

Disturbing Paint in pre-1978 Residential properties or in Child-Occupied Facilities

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REQUESTS FOR MORE TIME TO ABATE

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SECTION B
(YOUR APPEAL RIGHTS)

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Your appeal must be filed within the timeframe specified for correction in this Notice. If the last day for filing your appeal falls on a Saturday, Sunday or legal holiday in the District of Columbia, then your appeal period for requesting a hearing extends to the next business day. You may call the Office of Administrative hearings at (202) 442-9094 for assistance.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CNU1700450_1

DATE: September 08, 2017

Order for the corrections of conditions at 711 49TH ST NE, WASHINGTON, DC 20019 #12	WARD 7	SQUARE/SUFFIX/LOT 5179 0045	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20019-4815

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.

It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 600.3	Failure to provide or maintain gas, oil, or other fuels in the quantities needed for normal occupancy.	Location: ENTIRE UNIT-PROVIDE GAS	\$1,000.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 1 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount Owed \$1,000.00
All VIOLATION Amount(s) Totaled \$1,000.00

INSPECTOR'S SIGNATURE

(202) 481-3379

INSPECTOR'S NAME (PRINT)

Derron Manning

INSPECTION DATE

09/08/2017

INSPECTOR'S BADGE #

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED
(Please Print)

RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)

DATE/TIME OF SERVICE OR POSTING

SIGNATURE OF PERSON RECEIVING NOTICE

NAME OF THE PERSON SERVING NOTICE

POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

The District of Columbia Department of Consumer and Regulatory Affairs ("DCRA") will conduct a re-inspection of the property on or after the date you are required to complete the specified corrective action. If DCRA determines that you have failed to correct the violation(s) within the specified period of time, your case may be referred to the Office of the Attorney General of the District of Columbia for criminal prosecution. In addition, DCRA has the right to abate any conditions for which you have been cited pursuant to D.C. Official Code § 42-3131.01 and other law, and to assess the costs of correcting the condition as a tax on the premises. Failure to pay such costs will result in a lien being placed upon your property without notice that could result in it being sold at a tax sale if you do not reimburse the District for its cost of correction.

Lead Paint

Disturbing Paint in pre-1978 Residential properties or in Child-Occupied Facilities

If work related to curing the violations cited in this NOV will disturb more than 2 square feet of paint, the respondent must use Lead-Safe Work Practices and abide by all other applicable requirements in the District's "Lead Hazard Prevention and Elimination Act, as amended" (for more info, see www.ddoe.dc.gov, Lead and Healthy Housing Division), and must also abide by an applicable requirements of EPA's "Renovation, Repair and Painting Rule" (for more info, see www.epa.gov/lead, Renovation, Repair and painting).

If you do not correct the violations for which you have been cited in this Notice of Violation, you may be issued a Notice of Infraction which requires you to pay a fine for the violation(s) that you did not timely correct. The Notice of Infraction is a separate civil matter from this Notice of Violation. If you are issued a Notice of Infraction which assesses a fine for the violation(s), you will have separate appeal rights for the Notice of Infraction. Those appeal rights will be explained in the Notice of infraction.

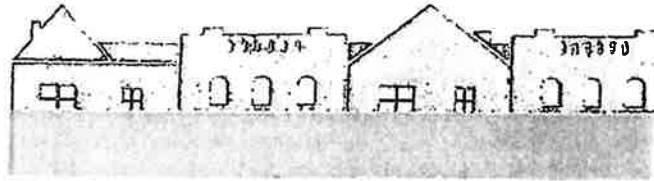
REQUESTS FOR MORE TIME TO ABATE

You may request additional time to correct the conditions cited in the Notice. Extension requests must be in writing and submitted to The Chief Building Inspector, Department of Consumer and Regulatory Affairs, 1100 4th Street, SW, Washington, DC 20024, prior to the expiration of the time set for making the corrections. **The inspector who issued this Notice of Violation does not have the authority to grant an extension.** Extensions will not be granted unless you demonstrate that (a) you have been proceeding in good faith to correct the violations and (b) there is good cause for the delay. Any questions about this Notice may be directed to (202) 481-3524.

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(YOUR APPEAL RIGHTS)

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Regulatory Enforcement
Administration



SMOKE AND CARBON MONOXIDE DETECTORS

Effective March 28, 2017, DCRA will begin enforcing the requirements pertaining to the installation and maintenance of smoke detectors and carbon monoxide detectors. During the initial period, from March 1 through September 30, 2017, DCRA will be educating the public about the transition and inspectors will begin issuing “warning” notices to persons that are not in compliance with the Property Maintenance Code (2013). Beginning October 1, 2017, inspectors will issue a “Notice of Violation” to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine. If the violation is not corrected within the specified timeframe, it could result in an actual civil infraction fine.

Schedule

March 1 through September 30, 2017

- Education and outreach to partners, customers and District residents and business owners.

March 28, 2017

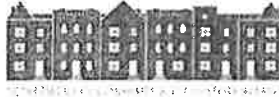
- Inspectors will begin issuing “warning” notices to persons that are not in compliance with the Property Maintenance Code (2013).

October 1, 2017

- Inspectors will begin issuing “Notice of Violations” to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine.

For more information visit the website at: <https://dcra.dc.gov/cosmokeyalarm>

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1800245_30

DATE: October 06, 2017

Order for the corrections of conditions at 711 49TH ST NE, APT# 12 WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS THOMAS STEVENSON 5134 SHERIF ROAD NE #1A WASHINGTON, DC 20019			
Owner <input checked="" type="checkbox"/>		Tenant <input type="checkbox"/>	
Agent <input type="checkbox"/>			


NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 400.4	Failure of the owner or licensee of a residential building to provide and maintain the facilities, utilities and services required by Title 14 DCMR.	Location: BATHROOM- Replace LAVATORY illegal drain pipe.	\$500.00
2	14 DCMR § 600.2	Lavatory faucet has leak(s) or is defective.	Location: BATHROOM - Repair or replace LAVATORY leaking faucet.	\$500.00
3	14 DCMR § 600.2	Sink has defective cut-off valve.	Location: BATHROOM - Repair or replace LAVATORY defective leaking shut off valve.	\$500.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.
Total Amount Owed \$1,500.00

INSPECTOR'S SIGNATURE 	<i>matthew.price@dca.gov</i>	
INSPECTOR'S NAME (PRINT) Matthew Price	<i>202-478-9270</i>	
INSPECTOR'S BADGE # <i>503</i>	INSPECTION DATE 10/06/2017	

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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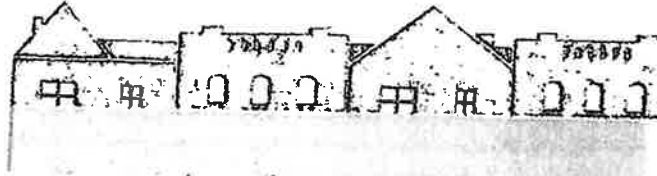
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Regulatory Enforcement
Administration



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March 28, 2017

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October 1, 2017

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For more information visit the website at: <https://dcra.dc.gov/cosmokealarm>



DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

Government of the District of Columbia
 Department of Consumer and Regulatory Affairs
 Inspections and Compliance Administration
 1100 4th St, SW; Suite E400; Washington, DC 20024

Inspection Report

Property Address & Unit Number	711 49 th St, NE, #12			
Customer name & phone #	Phyllis Black 3/605-5781			
Site Representative	Thomas Stevenson 2/445-6978			
Inspector name & Badge #	M. Price #503			
Initial inspection Date/Time	10/6/17			
Re-inspection Date/Time				
CAP id # / Permit #				
Inspection type: (check below or list)	<input type="checkbox"/> Permit <input type="checkbox"/> Complaint <input type="checkbox"/> Elevator <input type="checkbox"/> Boiler <input type="checkbox"/> BBL <input type="checkbox"/> Proactive <input type="checkbox"/> Vacant Property <input type="checkbox"/> Illegal Construction <input type="checkbox"/> Survey <input type="checkbox"/> Emergency <input type="checkbox"/> Other _____			
Violation Code #	Violation Description	Correction Period	Corrected	Not Corrected
	Bathroom			
12007	- Lavatory illegal drain pipe			
14040	- " shut off valve leaks & defective			
14022	- " faucet leaks			

This Inspection Summary Report was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration. It accurately reflects the condition of the property on the date written above. The undersigned declares under penalty of perjury that the foregoing information is true to the best of my knowledge, information, and belief.

Inspector Signature: *M. Price* Badge #: 503 Date: 10/6/17



Office of Tax and Revenue



Property Detail

Address: 0711 49TH ST NE

SSL: 5179 0055

Record Details

Neighborhood:	DEANWOOD	Sub-Neighborhood:	B
Use Code:	21 - Residential-Apartment-Walk-Up	Class 3 Exception:	No
Tax Type:	TX - Taxable	Tax Class:	001 - Residential
Homestead Status:	** Not receiving the Homestead Deduction		
Assessor:	NADIYAH MASSAC		
Gross Building Area:		Ward:	7
Land Area:	2,500	Triennial Group:	3

Owner and Sales Information

Owner Name:	THOMAS K STEPHENSON
Mailing Address:	711 49TH ST NE APT 1A; WASHINGTON DC20019-4815
Sale Price:	Not Available
Recordation Date:	08/15/2000
Instrument No.:	73134
Sales Code:	
Sales Type:	

Tax Year 2018 Preliminary Assessment Roll

	Current Value (2017)	Proposed New Value (2018)
Land:	\$75,000	\$75,000
Improvements:	\$719,880	\$787,220
Total Value:	\$794,880	\$862,220
Taxable Assessment: *	\$794,880	\$862,220

* Taxable Assessment after Tax Assessment Credit and after \$72,450 Homestead Credit, if applicable. (Click here for more information).

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application *

Pay Here

[View Tax Information](#) | [View Payments](#) | [View Current Tax Bill](#) | [View Tax Notices](#)

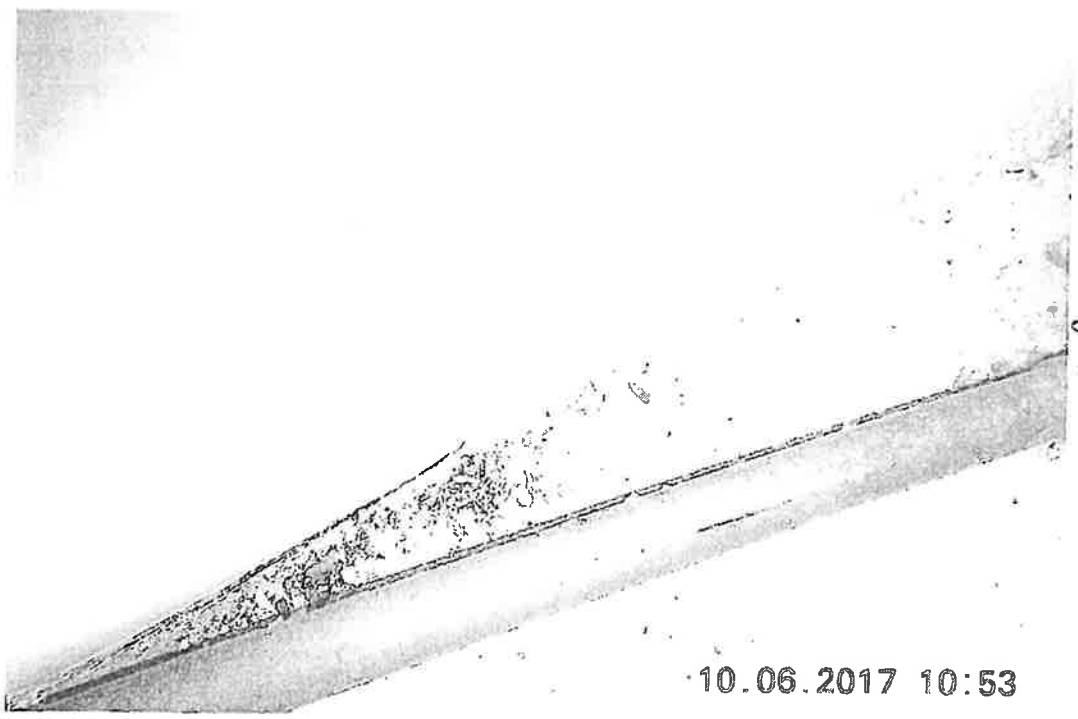
Item 1 - Bathroom

711 49th St. NE. #12
Badge: #503



1 of 8

By: Matthew Price
CRM 1703343-30

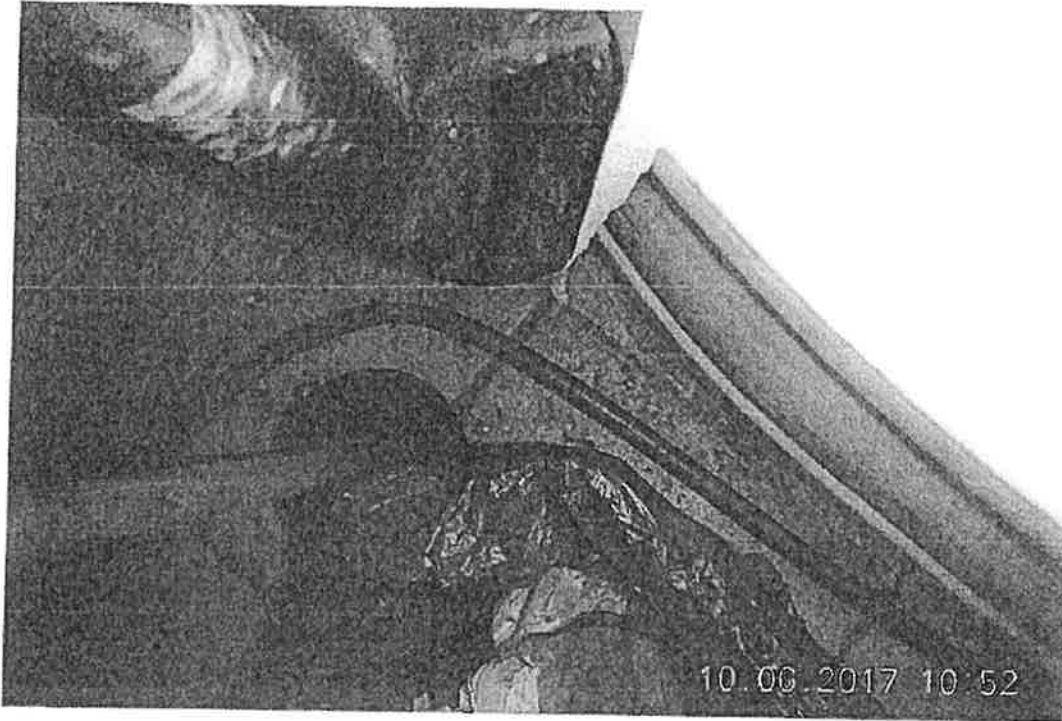


2 of 8

Item 6 - Bathroom

Item 5 - Bathroom

711 49th St. NE. #12
Badge: #503



3 of 8

By: Matthew Price
CRM1903343_30

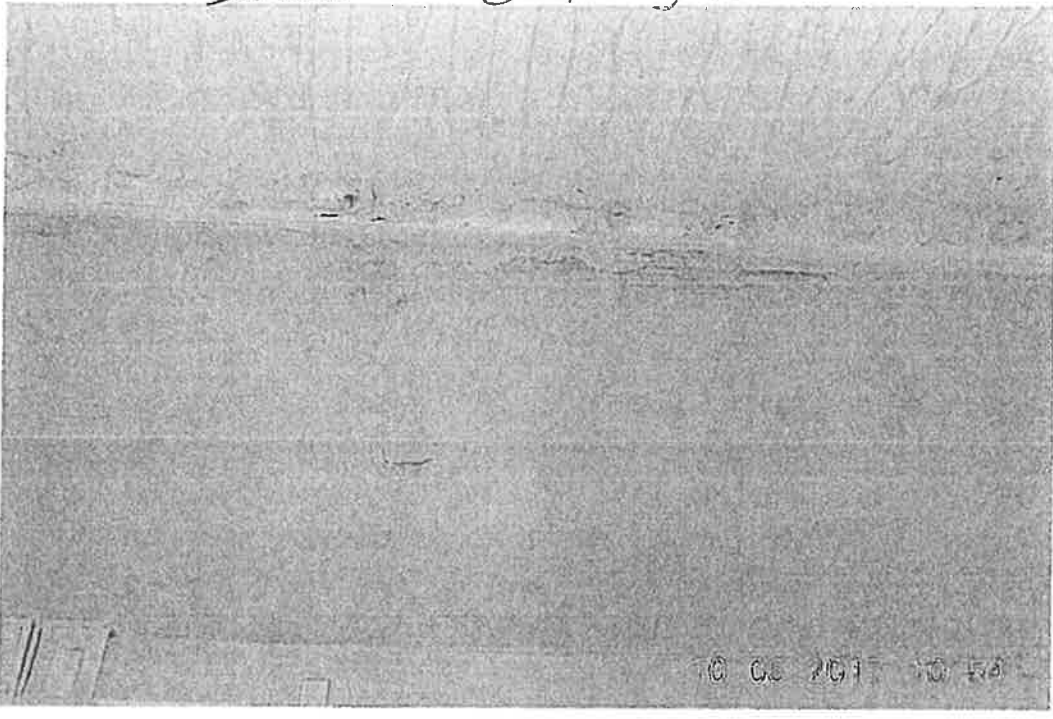


4 of 8

Item 5 - Bathroom

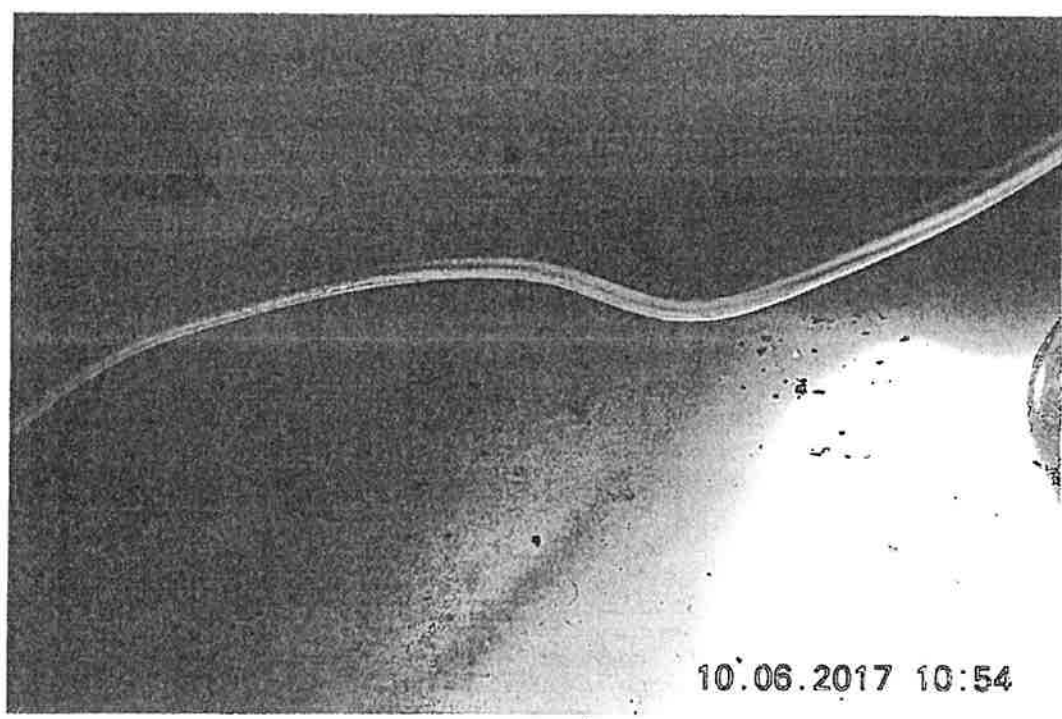
Item 5 - Cooking Room

711 49th St. SE. #12
Badge: #503



5 of 8

By: Matthew Price
CRM/703343-30



6 of 8

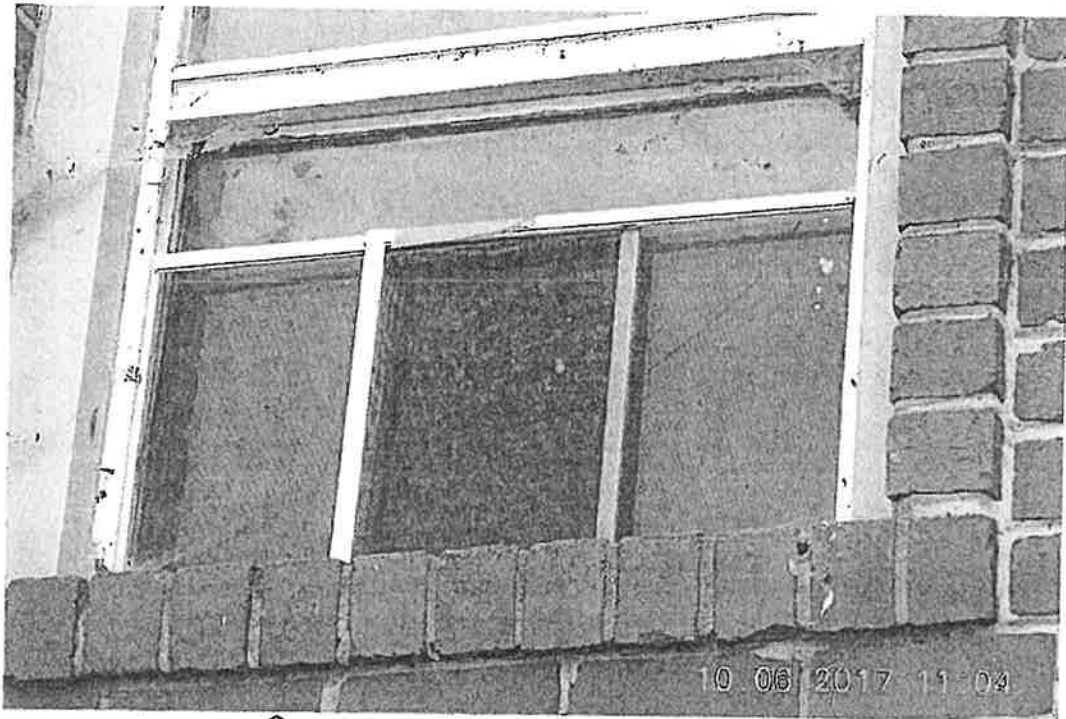
Item 6 - Cooking Room



7 of
8

By: Matthew Price 711 49th St, NE #12
CRM1703343-30 Badge: #503

Item 3 - Cooking Room



8 of 8

By: Matthew Price
CRM1703343_30

711 49th St. NE #12
Badge: #503

Item 4-Common Hallway



Department of Consumer and Regulatory Affairs
 Inspections and Compliance Administration
 1100 4th Street, SW, Washington, DC 20024
 Main: (202) 481-3524 Fax: (202) 476-6761

PHOTO AUTHENTICATION CERTIFICATION

The undersigned, Matthew Rice, an Inspector of the D.C. Department of Consumer and Regulatory Affairs (DCRA), Inspections and Compliance Administration, hereby certifies as follows:

1. Each of the photos in the DCRA file for NOV/NOI No. CRM1703343-30 photograph(s) numbered 1 to 8, were made by me in the regular course of business.
2. Each of the above-referenced photos accurately reflects the condition of the property located at 711 49th St. NE. #12 on the date written or appearing digitally on the photo, and the date on the photo is the date it was taken.
3. The photos have not been altered in any fashion related to the conditions depicted. Record keeping information such as the property address, location, etc., and directional arrows or circles pinpointing the violation may have been inserted on the photo(s).
4. The photos referenced in paragraphs 1 through 3 above were all reinspection photos, but they also substantially depict what I observed on my initial inspection.
5. The photos referenced in paragraphs 1 through 3 above were all initial inspection photos, but they also substantially depict what I observed on my reinspection.
6. This photo authentication certification was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration.

The undersigned declares under penalty of perjury that the foregoing information is true and correct this 27 day of October, 2017.

Matthew Rice
 Inspector
Matthew Rice
 Printed Name

EXHIBIT 10-I

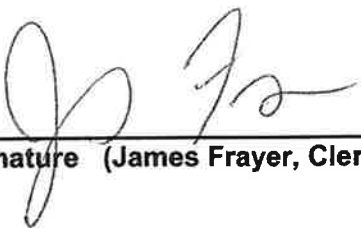
**DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF CIVIL INFRACTIONS
1100 4th Street, SW, Suite E510
Washington, DC 20024**

Case No: Q111067

CERTIFICATE OF SERVICE

I hereby certify that the attached Notice of Infraction and accompanying exhibits in Case No.Q111067 were served by first class U.S.mail postage prepaid on the respondent(s) at the address below, and by intra-office mail on all governmental parties on FEBRUARY 27, 2018

**THOMAS K. STEPHENSON
711 49TH ST. N E APT. # 1A
WASHINGTON, D C 20019 - 4815**



Signature (James Frayer, Clerical Assistant)

By Intra-office mail: _____

**Department of Consumer and Regulatory Affairs
1100 4th Street, SW, Suite E510
Washington, D.C. 20024**

One Judiciary Square
441 Fourth Street, NW
Washington, DC 20001-2714

AFFIDAVIT THAT NOTICE OF INFRACTION Q111067 HAS NOT BEEN RETURNED

Notice of Infraction Number Q111067 The Notice of Infraction referred to above was mailed to the Respondent on **FEBRUARY 27, 2018** by first class mail. The envelope included the return address for this agency.

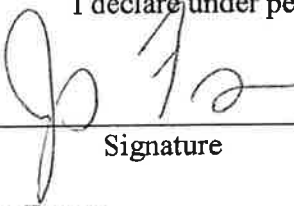
At least 15 calendar days have passed since the mailing date. I have made the following

efforts to determine whether the Postal Service has returned that mailing to this agency: my review of the mail log determined that the NOI was not returned to the government at any time subsequent to the time it was mailed to the respondent as reflected in the certificate of service.

Based on those efforts, I certify that the Postal Service has not returned the Respondent's

copy of the above Notice of Notice of Infraction to this agency.

I declare under penalty of perjury that this information is correct.



Signature

James Frayer
Printed Name

Records Manager

3 - 20 - 18 _____
Date

DCRA, Agency
1100 4th St., SW, Suite 550 WDC 20024

GOVERNMENT OF THE DISTRICT OF COLUMBIA

NOTICE OF INFRACTION

Notice No. 0111007

2/27/18 Date of Service

Issuing Agency: DCRA

Location of Infraction: 711 49th ST NE APT #12

Type of Location: [] Vacant Lot [] Construction Site [x] Occupied [] Other

Business/Company Name THOMAS K STEPHENSON Charge as Respondent (check): [x] YES [] NO Telephone Number

Individual Name (Last, First, Middle) 711 49th ST NE APT 1A Charge as Respondent (check): [x] YES [] NO Telephone Number

Mailing Address WASHINGTON DC 20019-4815 City State Zip Code

You are charged with violating the District of Columbia laws or regulations stated below. You MUST SIGN and RETURN this form WITHIN 15 CALENDAR DAYS of the date of service. You must also indicate below each infraction whether you ADMIT, ADMIT WITH EXPLANATION or DENY. Instructions on back.

If you DENY one or more of the infractions, you must appear for a hearing. You will receive a separate order from the Office of Administrative Hearings advising you where and when to appear for your hearing.

Table with 3 columns: D.C. Official Code AND/OR D.C. Municipal Regulation Citation (14 DCMR§600.2), Fine for Infraction (\$500.00), Statutory Penalty (if applicable) (\$)

Nature of Infraction: Lavatory improperly secured to wall - Bathroom

Date of Infraction: 10/6/2017 Time of Infraction: 10:48AM Previous Infractions Committed: [] 1 [] 2 [] 3 [] 4

ANSWER: [] ADMIT (Pay Fine) [] DENY (Appear for a Hearing) [] ADMIT WITH EXPLANATION (Hearing by Mail)

Signature

Table with 3 columns: D.C. Official Code AND/OR D.C. Municipal Regulation Citation (14 DCMR§701.3), Fine for Infraction (\$1000.00), Statutory Penalty (if applicable) (\$)

Nature of Infraction: The materials used in making repairs were not of a quality and kind suitable for the purpose used, and/or the repair was not done in a workmanlike manner - Cooking Room

Date of Infraction: 10/6/2017 Time of Infraction: 10:48AM Previous Infractions Committed: [] 1 [] 2 [] 3 [] 4

ANSWER: [] ADMIT (Pay Fine) [] DENY (Appear for a Hearing) [] ADMIT WITH EXPLANATION (Hearing by Mail)

Signature

Total Fines and Penalties \$2600.00

WARNING: If you fail to answer each charge on this Notice within 15 calendar days of the date of service (20 calendar days if you received this by mail), you will be subject to a penalty equal to twice the amount of the fine in addition to the fine itself and to the entry of a default order without additional notice. You also may be subject to other penalties and actions allowed by law including suspension or non-renewal of your license or permit, the sealing of your business, a lien being placed on your property, and attachment of your equipment. For information, call (202) 442-9094.

I personally declare under penalty of perjury that I observed and/or determined that the infraction(s) charged have been committed.

I further certify under penalty of perjury that (Check one):

- [] The Respondent is not in the military service of the United States.
[] The Respondent is in the military service of the United States.
[x] I am unable to determine whether the respondent is in the military service of the United States.

Inspector's/Investigator's Signature Ferdinand Gambon Date 11-9-17 Badge/Identification Number 8

RESPONDENT'S COPY: SEE REVERSE SIDE FOR INSTRUCTIONS

GOVERNMENT OF THE DISTRICT OF COLUMBIA

**NOTICE OF INFRACTION
SUPPLEMENTAL INFRACTION(S) FORM**

NOI No. 0111067

INSTRUCTIONS: This form is used in conjunction with the issuance of the Notice of Infraction (NOI) noted above. You are also charged with the infractions listed below, occurring at the location specified on the Notice of Infraction (NOI). You may respond to these infractions by following the instructions provided on the backside of the Notice of Infraction (NOI) issued to you. Your total amount due is noted on the front side of the Notice of Infraction (NOI) issued to you and includes all of the infractions listed.

D.C. Official Code AND/OR D.C. Municipal Regulation Citation 14 DCMR§705.1	Fine for Infraction \$100.00	Statutory Penalty (if applicable) \$
---	--	---

Nature of Infraction: Window has broken glass - Common Hallway

Date of Infraction: 10/6/2017 Time of Infraction: 10:48am Previous Infractions Committed: 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation 14 DCMR§800.9	Fine for Infraction \$500.00	Statutory Penalty (if applicable) \$
---	--	---

Nature of Infraction: The premises are maintained in violation of the Housing Code so as to create a danger to the health, welfare or safety of the occupants, or public and/or to constitute a public nuisance. - Bathroom, Cooking Room

Date of Infraction: 10/6/2017 Time of Infraction: 10:48am Previous Infractions Committed: 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation 14 DCMR§805.5	Fine for Infraction \$500.00	Statutory Penalty (if applicable) \$
---	--	---

Nature of Infraction: Failure of the owner or licensee of a two-family or multiple dwelling to eliminate a vermin and/or rodent infestation by extermination (Infestation may be eliminated by trapping or baiting or both). - Bathroom

Date of Infraction: 10/6/2017 Time of Infraction: 10:48am Previous Infractions Committed: 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation	Fine for Infraction \$	Statutory Penalty (if applicable) \$
--	---------------------------	---

Nature of Infraction: _____

Date of Infraction: / / Time of Infraction: _____ Previous Infractions Committed: 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____

D.C. Official Code AND/OR D.C. Municipal Regulation Citation	Fine for Infraction \$	Statutory Penalty (if applicable) \$
--	---------------------------	---

Nature of Infraction: _____

Date of Infraction: / / Time of Infraction: _____ Previous Infractions Committed: 1 2 3 4

ANSWER: ADMIT (Pay Fine) DENY (Appear for a Hearing) ADMIT WITH EXPLANATION (Hearing by Mail)

Signature _____

18-00295



DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

ICA Enforcement Request

Address: 711 49th St. NE #12

CAP Id#: CRM1703343-30

Date: 10/27/17

Abatement and fines	Fines only	Violation #	Repairs Necessary / Description
X		1	Properly secure laundry to wall
X		3	Make repair in a workmanlike manner
X		4	Replace broken glass
X		5	Properly secure exposed plumbing pipe as to to prevent harm to tenant
X		6	Eliminate infestation by extermination

Inspector: Matthew Price
Print name

Matthew Price
Sign Name

Manager: Ferdinand Gamba
Print name

#6
Sign Name

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1703343_30

DATE: July 26, 2017

Order for the corrections of conditions at 711 49TH ST NE, APT# 12, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0055	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS K STEPHENSON
711 49TH ST NE APT 1A
WASHINGTON, DC 20019-4815

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.
It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 600.2	Lavatory improperly secured to wall.	Location: Bathroom - Properly secure lavatory to wall.	\$600.00
2	14 DCMR § 600.4	Cooking facility is defective.	Location: Cooking Room - Repair or replace defective oven.	\$500.00
3	14 DCMR § 701.3	The materials used in making repairs were not of a quality and kind suitable for the purpose used, and/or the repair was not done in a workmanlike manner.	Location: Cooking Room - Use materials of a quality and kind suitable for used purposes, and repair wall in a workmanlike manner.	\$1,000.00
4	14 DCMR § 705.1	Window has broken glass.	Location: Common Hallway - Replace window broken glass.	\$100.00

INSPECTOR'S SIGNATURE *Matthew Price* *matthew.price@dc.gov*

INSPECTOR'S NAME (PRINT) Matthew Price 202-478-9270

INSPECTOR'S BADGE # 503

INSPECTION DATE 07/26/2017

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL, CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
 CODE COMPLIANCE DIVISION
 NOTICE OF VIOLATION


NOTICE NO: CRM1703343_30

DATE: July 26, 2017

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
5	14 DCMR § 800.9	The premises are maintained in violation of the Housing Code so as to create a danger to the health, welfare or safety of the occupants, or public and/or to constitute a public nuisance.	Location: Bathroom - Properly secure exposed plumbing pipe to prevent possible tripping hazard. Cooking Room - Locate the source of the water leak, repair the leak and repair or replace wall for dampness.	\$500.00
6	14 DCMR § 805.5	Failure of the owner or licensee of a two-family or multiple dwelling to eliminate a vermin and/or rodent infestation by extermination (infestation may be eliminated by trapping or baiting or both).	Location: Bathroom & Cooking Room - Eliminate mice infestation by extermination.	\$500.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount Owed \$3,100.00
 All VIOLATION Amount(s) Totalled \$3,100.00

INSPECTOR'S SIGNATURE 		
INSPECTOR'S NAME (PRINT) Matthew Price		INSPECTION DATE 07/26/2017
INSPECTOR'S BADGE # 503		
PERSONAL SERVICE AND POSTING		
NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
 CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

The District of Columbia Department of Consumer and Regulatory Affairs ("DCRA") will conduct a re-inspection of the property on or after the date you are required to complete the specified corrective action. If DCRA determines that you have failed to correct the violation(s) within the specified period of time, your case may be referred to the Office of the Attorney General of the District of Columbia for criminal prosecution. In addition, DCRA has the right to abate any conditions for which you have been cited pursuant to D.C. Official Code § 42-3131.01 and other law, and to assess the costs of correcting the condition as a tax on the premises. Failure to pay such costs will result in a lien being placed upon your property without notice that could result in it being sold at a tax sale if you do not reimburse the District for its cost of correction.

Lead Paint

Disturbing Paint in pre-1978 Residential properties or in Child-Occupied Facilities

If work related to curing the violations cited in this NOV will disturb more than 2 square feet of paint, the respondent must use Lead-Safe Work Practices and abide by all other applicable requirements in the District's "Lead Hazard Prevention and Elimination Act, as amended" (for more info, see www.ddoe.dc.gov, Lead and Healthy Housing Division), and must also abide by an applicable requirements of EPA's "Renovation, Repair and Painting Rule" (for more info, see www.epa.gov/lead, Renovation, Repair and painting).

If you do not correct the violations for which you have been cited in this Notice of Violation, you may be issued a Notice of Infraction which requires you to pay a fine for the violation(s) that you did not timely correct. The Notice of Infraction is a separate civil matter from this Notice of Violation. If you are issued a Notice of Infraction which assesses a fine for the violation(s), you will have separate appeal rights for the Notice of Infraction. Those appeal rights will be explained in the Notice of Infraction.

REQUESTS FOR MORE TIME TO ABATE

You may request additional time to correct the conditions cited in the Notice. Extension requests must be in writing and submitted to The Chief Building Inspector, Department of Consumer and Regulatory Affairs, 1100 4th Street, SW, Washington, DC 20024, prior to the expiration of the time set for making the corrections. **The Inspector who issued this Notice of Violation does not have the authority to grant an extension.** Extensions will not be granted unless you demonstrate that (a) you have been proceeding in good faith to correct the violations and (b) there is good cause for the delay. Any questions about this Notice may be directed to (202) 481-3524.

SECTION B
(YOUR APPEAL RIGHTS)

You have the right to challenge this Notice requiring you to correct the violation(s) cited by requesting a hearing. To request a hearing, you may obtain a copy of the appeal form from the Office of Administrative Hearings ("OAH") located at One Judiciary Square, 441 4th Street, NW, Room 450N, Washington, DC 20001 or ask that it be faxed or emailed to you. You may also obtain the form electronically from oah.dc.gov by clicking on the link for "Filing and Forms." Then select "DCRA-Appeal of Notices of Violation(s)" and download the appeal form. You should also select the link for how to "file documents" for specific filing instructions. You may file the appeal form in person at the Office of Administrative hearings, fax it to (202) 442-4789, or email it to oahfiling@dc.gov. Alternatively, you may mail your appeal form requesting a hearing to the Clerk, Office of Administrative Hearings, One Judiciary Square, 441 4th Street, NW, Washington, DC 20001-2714. **Any Notice of Violation that you are appealing should be attached to your appeal form.**

Your appeal must be filed within the timeframe specified for correction in this Notice. If the last day for filing your appeal falls on a Saturday, Sunday or legal holiday in the District of Columbia, then your appeal period for requesting a hearing extends to the next business day. You may call the Office of Administrative hearings at (202) 442-9094 for assistance.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



Activity Log

Complaint ID	Address	Ward	SSL
CRM1703343 30	711 49TH ST NE, APT# 12, WASHINGTON, DC 20019	7	5179 0055

Date/Time:	Inspector Assigned: Matthew Price
Date Sched: 10/06/2017	Date Conducted: 7/26/2017
Tenant:	Tenant Phone No.:
Contact Per:	Contact Phone No.:

Residential Manager Name & Apartment No.:

Date/Time Entered	Remarks	Signature
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Complaint Description/Intake

Tenant name: Phyliss Black 301-605-5781 #12
 Property Management: Thomas Stevenson 202-445-8978

Roaches, bathroom sink wont stick to the wall because of the cords, leak ion the kitchen by the window, long brass pole in front of the tub.
Activity Comments/Inspections

07/21/2017 Tenant name: Phyliss Black 301-605-5781 #12
 Property Management: Thomas Stevenson 202-445-8978 BSMITH

Roaches, bathroom sink wont stick to the wall because of the cords, leak ion the kitchen by the window, long brass pole in front of the tub.

07/26/2017 MPRICE

07/26/2017 Date of Inspection: 7/26/2017
 Property Address: 711 49th st ne #12
 Property Type: Apartment
 Tenant: Phyliss Black 301-605-5781
 Type of Violation(s): routine
 Inspector: Matthew Price
 Comments:
 See NOV or IR

10/06/2017 Tenant name: Phyliss Black 301-605-5781 #12
 Property Management: Thomas Stevenson 202-445-8978 MPRICE

Roaches, bathroom sink wont stick to the wall because of the cords, leak ion the kitchen by the window, long brass pole in front of the tub.

10/06/2017 Re-inspection reveals,
 Items pending: 1 thru 6
 Items abated: 2
 Items remaining: 1 and 3 thru 6
 Re-Inspection Date: 10/6/2017
 Inspector: Matthew Price
 Re-inspection Time: 10:48am
 Comments:
 Case forward to supervisor for review prior to enforcement, and then submitted to enforcement

Work Flow Activities

08/28/2017 The 30 day NOV was mailed to the respondent, Thomas K Stephenson by first class mail, postage prepaid to 711 49th St NE #1A, WDC 20019 and the tenant, Phyliss Black at 711 49th St NE #12, WDC 20019 on 8/28/17. The NOV that was mailed is CRM1703343 Taylor Hill

GOVERNMENT OF THE DISTRICT OF COLUMBIA



DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

Activity Log

Date/Time Entered	Remarks	Signature
--------------------------	----------------	------------------

Complaint Description/Intake

Tenant name: Phyllis Black 301-605-5781 #12

Property Management: Thomas Stevenson 202-445-8978

Roaches, bathroom sink wont stick to the wall because of the cords, leak ion the kitchen by the window, long brass pole in front of the tub.

Activity Comments/Inspections

Overall Comments



Department of Consumer and Regulatory Affairs
 Inspections and Compliance Administration
 1100 4th Street, SW, Washington, DC 20024
 Main: (202) 481-3524 Fax: (202) 478-6761

PHOTO AUTHENTICATION CERTIFICATION

The undersigned, Matthew Price, an Inspector of the D.C. Department of Consumer and Regulatory Affairs (DCRA), Inspections and Compliance Administration, hereby certifies as follows:

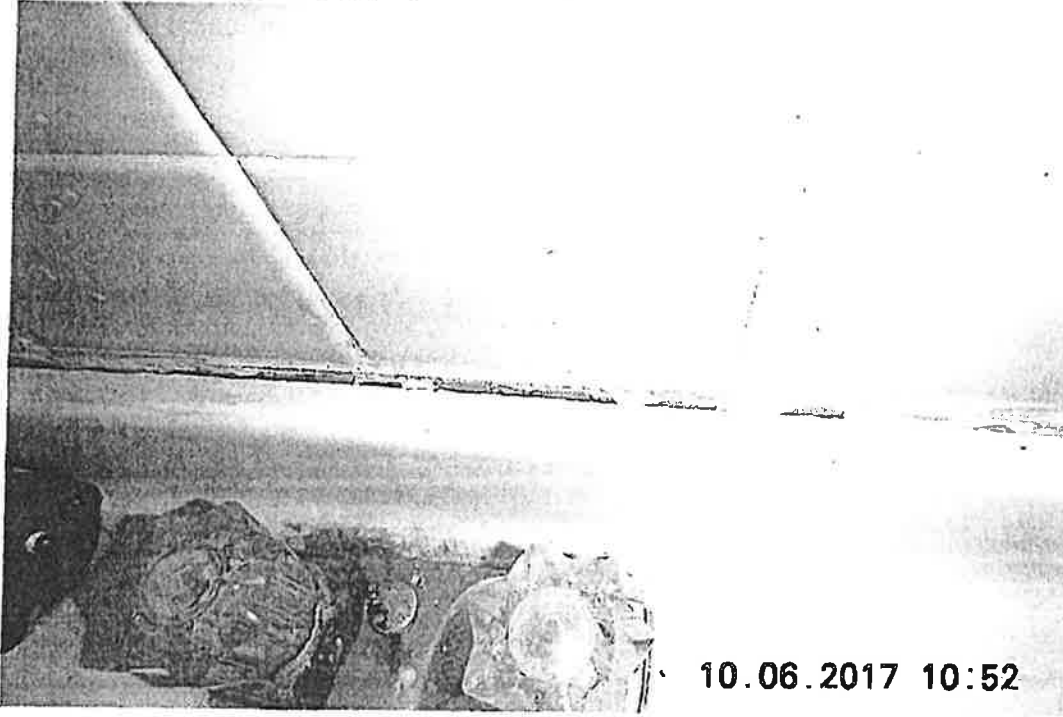
1. Each of the photos in the DCRA file for NOV/NOI No. CRM1703343-30 photograph(s) numbered 1 to 8, were made by me in the regular course of business.
2. Each of the above-referenced photos accurately reflects the condition of the property located at 711 49th St. NE. #12 on the date written or appearing digitally on the photo, and the date on the photo is the date it was taken.
3. The photos have not been altered in any fashion related to the conditions depicted. Record keeping information such as the property address, location, etc., and directional arrows or circles pinpointing the violation may have been inserted on the photo(s).
4. The photos referenced in paragraphs 1 through 3 above were all reinspection photos, but they also substantially depict what I observed on my initial inspection.
5. The photos referenced in paragraphs 1 through 3 above were all initial inspection photos, but they also substantially depict what I observed on my reinspection.
6. This photo authentication certification was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration.

The undersigned declares under penalty of perjury that the foregoing information is true and correct this 27 day of October, 2017.

Matthew Price
 Inspector
Matthew Price
 Printed Name

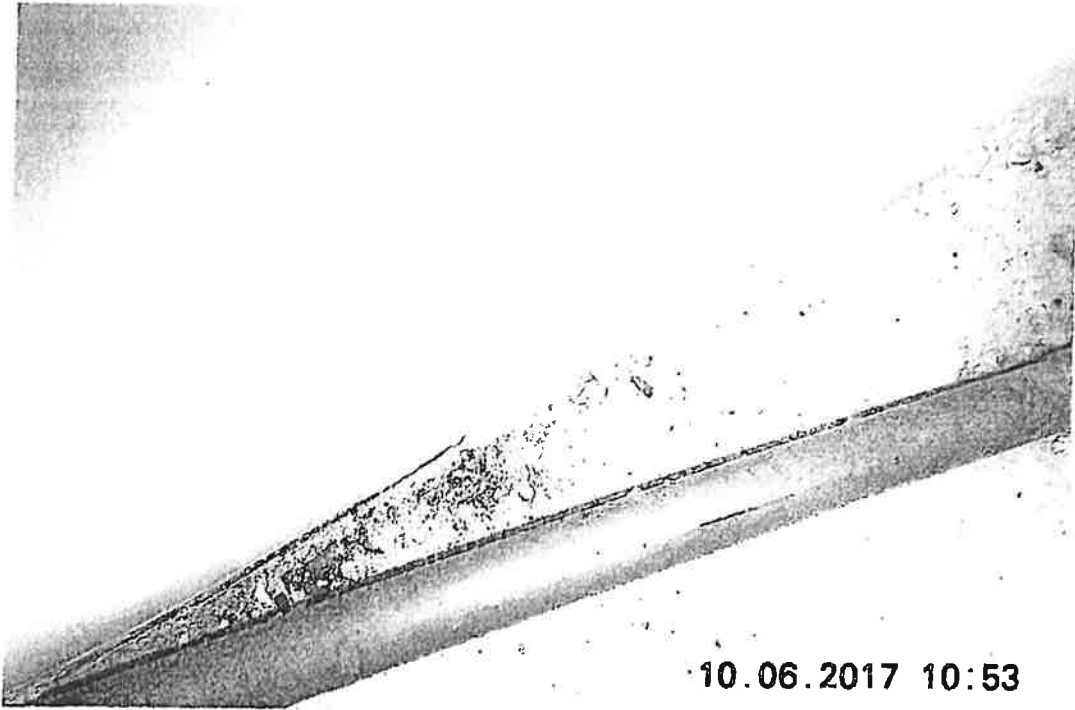
Item 1 - Bathroom

711 49th St. NE. #12
Badge: #503



1 of 8

By: Matthew Price
CRM1703343-30

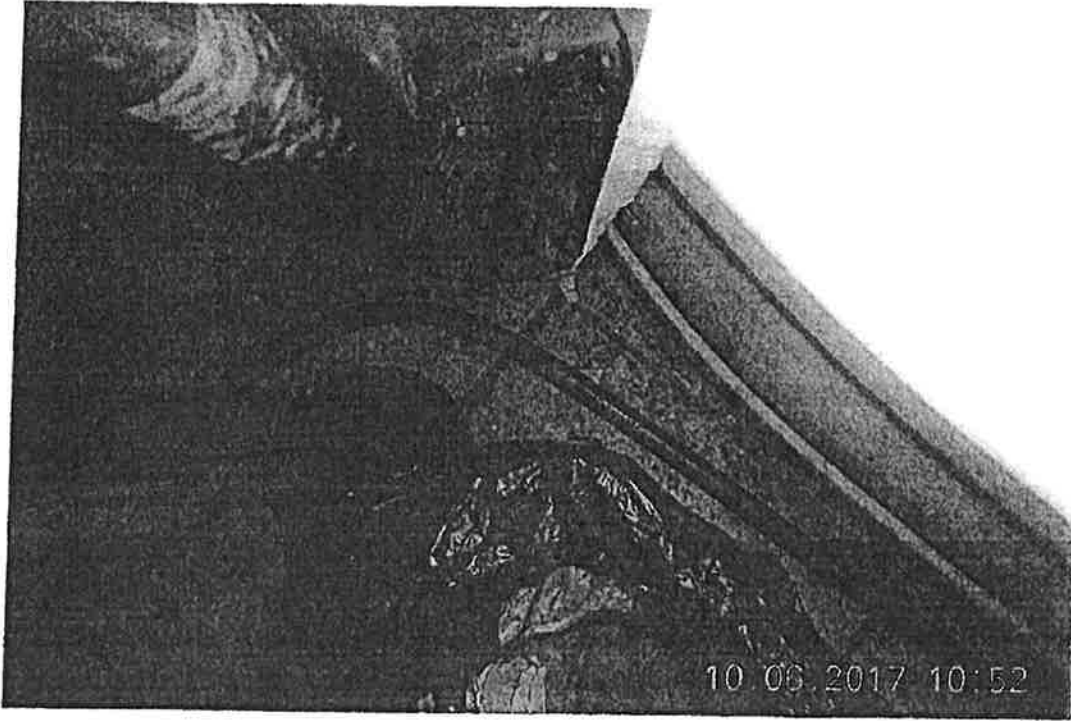


2 of 8

Item 6 - Bathroom

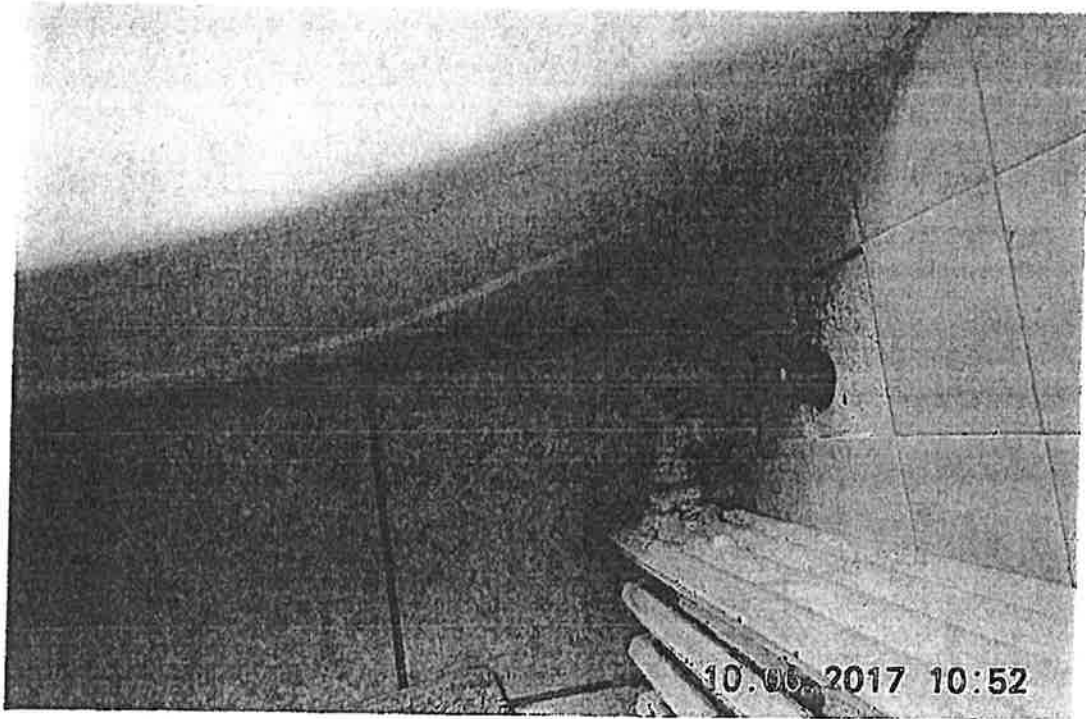
Item 5 - Bathroom

711 49th St. NE. #12
Badge: #503



3 of 8

By: Matthew Price
CRM1903343_30

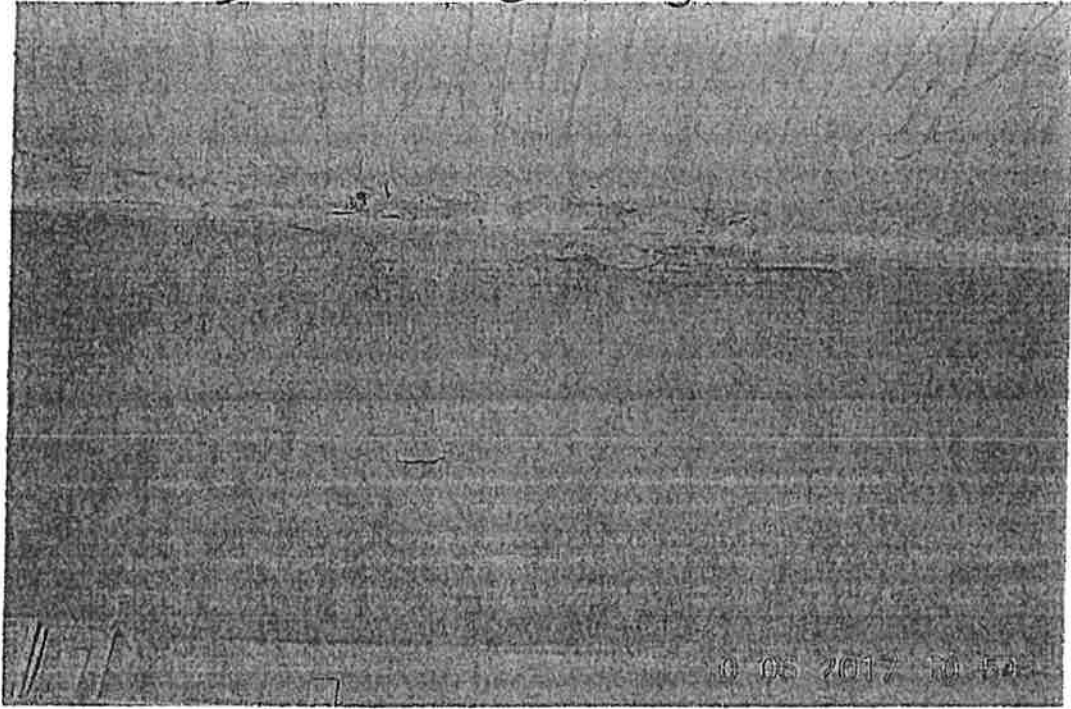


4 of 8

Item 5 - Bathroom

Item 5 - Cooking Room

711 49th St. SE. #12
Badge: #503



5 of 8

By: Matthew Price
CRM/703343-30



6 of 8

Item 6 - Cooking Room



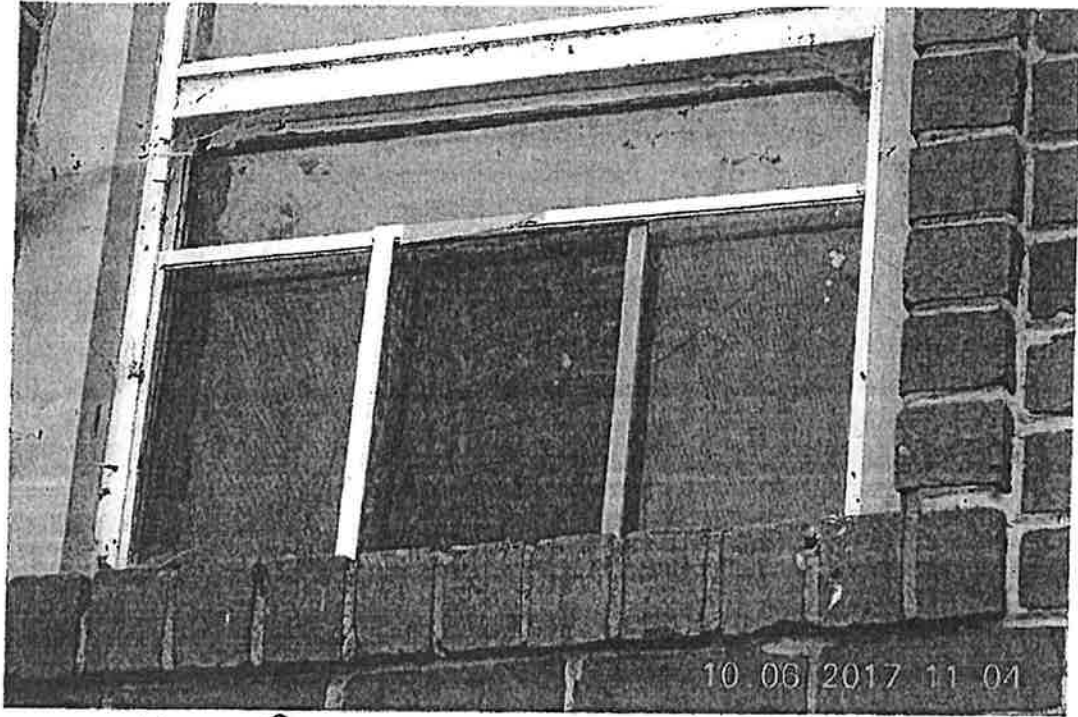
7 of
8

10 06 2017 10 55

By: Matthew Price
CRM1703343-30

711 49th St, NE. #12
Badge: #503

Item 3 - Cooking Room

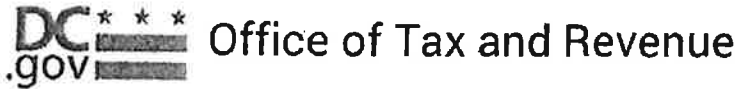


8 of
8

By: Matthew Price
CRM1703343_30

711 49th St. NE #12
Badge: #503

Item 4-Common Hallway



Property Detail

Address: 0711 49TH ST NE

SSL: 5179 0055

Record Details

Neighborhood:	DEANWOOD	Sub-Neighborhood:	B
Use Code:	21 - Residential-Apartment-Walk-Up	Class 3 Exception:	No
Tax Type:	TX - Taxable	Tax Class:	001 - Residential
Homestead Status:	** Not receiving the Homestead Deduction		
Assessor:	NADIYAH MASSAC		
Gross Building Area:		Ward:	7
Land Area:	2,500	Triennial Group:	3

Owner and Sales Information

Owner Name: THOMAS K STEPHENSON
Mailing Address: 711 49TH ST NE APT 1A; WASHINGTON DC20019-4815
Sale Price: Not Available
Recordation Date: 08/15/2000
Instrument No.: 73134
Sales Code:
Sales Type:

Tax Year 2018 Preliminary Assessment Roll

	Current Value (2017)	Proposed New Value (2018)
Land:	\$75,000	\$75,000
Improvements:	\$719,880	\$787,220
Total Value:	\$794,880	\$862,220
Taxable Assessment: *	\$794,880	\$862,220

* Taxable Assessment after Tax Assessment Credit and after \$72,450 Homestead Credit, if applicable. (Click here for more information).

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application *

Pay Here

[View Tax Information](#) | [View Payments](#) | [View Current Tax Bill](#) | [View Tax Notices](#)

EXHIBIT 11-A

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1703986_30

DATE: August 23, 2017

Order for the corrections of conditions at 719 49TH ST NE, APT# 1, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0058	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS THOMAS STEPHENSON 711 49TH ST NE APT 1 WASHINGTON, DC 20019-4811			
Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/>			


NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.

It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 500.2	Failure to properly or safely install, or maintain in a safe and working condition, a required facility.	Location: Cooking Room - Repair or replace defective dishwasher.	\$500.00
2	14 DCMR § 600.2	Bathing facility has crack(s).	Location: Bathroom - Replace all missing or cracked caulking around bathing facility.	\$500.00
3	14 DCMR § 600.2	Bathing facility has missing faucet(s).	Location: Bathroom - Repair or replace defective faucet.	\$500.00
4	14 DCMR § 600.4	Cooking facility is defective.	Location: Cooking Room - Repair or replace defective cooking facility. (gas leak per Washington Gas red tag)	\$500.00
5	14 DCMR § 706.1	Ceiling not structurally sound.	Location: Hallway - Repair source of ceiling dampness. Repair ceiling system, after repairs make entire ceiling uniform in color.	\$100.00

INSPECTOR'S SIGNATURE 		INSPECTION DATE 08/23/2017
INSPECTOR'S NAME (PRINT) Michael Byrd		
INSPECTOR'S BADGE # 2041		

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

The District of Columbia Department of Consumer and Regulatory Affairs ("DCRA") will conduct a re-inspection of the property on or after the date you are required to complete the specified corrective action. If DCRA determines that you have failed to correct the violation(s) within the specified period of time, your case may be referred to the Office of the Attorney General of the District of Columbia for criminal prosecution. In addition, DCRA has the right to abate any conditions for which you have been cited pursuant to D.C. Official Code § 42-3131.01 and other law, and to assess the costs of correcting the condition as a tax on the premises. Failure to pay such costs will result in a lien being placed upon your property without notice that could result in it being sold at a tax sale if you do not reimburse the District for its cost of correction.

Lead Paint

Disturbing Paint In pre-1978 Residential properties or in Child-Occupied Facilities

If work related to curing the violations cited in this NOV will disturb more than 2 square feet of paint, the respondent must use Lead-Safe Work Practices and abide by all other applicable requirements in the District's "Lead Hazard Prevention and Elimination Act, as amended" (for more info, see www.ddoe.dc.gov, Lead and Healthy Housing Division), and must also abide by an applicable requirements of EPA's "Renovation, Repair and Painting Rule" (for more info, see www.epa.gov/lead, Renovation, Repair and painting).

If you do not correct the violations for which you have been cited in this Notice of Violation, you may be issued a Notice of Infraction which requires you to pay a fine for the violation(s) that you did not timely correct. The Notice of Infraction is a separate civil matter from this Notice of Violation. If you are issued a Notice of Infraction which assesses a fine for the violation(s), you will have separate appeal rights for the Notice of Infraction. Those appeal rights will be explained in the Notice of infraction.

REQUESTS FOR MORE TIME TO ABATE

You may request additional time to correct the conditions cited in the Notice. Extension requests must be in writing and submitted to The Chief Building inspector, Department of Consumer and Regulatory Affairs, 1100 4th Street, SW, Washington, DC 20024, prior to the expiration of the time set for making the corrections. **The inspector who issued this Notice of Violation does not have the authority to grant an extension.** Extensions will not be granted unless you demonstrate that (a) you have been proceeding in good faith to correct the violations and (b) there is good cause for the delay. Any questions about this Notice may be directed to (202) 481-3524.

SECTION B
(YOUR APPEAL RIGHTS)

You have the right to challenge this Notice requiring you to correct the violation(s) cited by requesting a hearing. To request a hearing, you may obtain a copy of the appeal form from the Office of Administrative Hearings ("OAH") located at One Judiciary Square, 441 4th Street, NW, Room 450N, Washington, DC 20001 or ask that it be faxed or emailed to you. You may also obtain the form electronically from oah.dc.gov by clicking on the link for "Filing and Forms." Then select "DCRA-Appeal of Notices of Violation(s)" and download the appeal form. You should also select the link for how to "file documents" for specific filing instructions. You may file the appeal form in person at the Office of Administrative hearings, fax it to (202) 442-4789, or email it to cahfiling@dc.gov. Alternatively, you may mail your appeal form requesting a hearing to the Clerk, Office of Administrative Hearings, One Judiciary Square, 441 4th Street, NW, Washington, DC 20001-2714. **Any Notice of Violation that you are appealing should be attached to your appeal form.**

Your appeal must be filed within the timeframe specified for correction in this Notice. If the last day for filing your appeal falls on a Saturday, Sunday or legal holiday in the District of Columbia, then your appeal period for requesting a hearing extends to the next business day. You may call the Office of Administrative hearings at (202) 442-9094 for assistance.

EXHIBIT 11-B



INSPECTION SUMMARY REPORT

CASE: 2017 CA 6464 H	Omar Williams VS Thomas K. Stephenson			
COURT DATE:	December 11, 2017			
PROPERTY ADDRESS:	719 49th Street NE #1			
PLAINTIFF:	Omar Williams (Tenant)			
SITE REPRESENTATIVE:	Thomas Stephenson (Landlord)			
PRESIDING SUPERIOR COURT JUDGE:	Judge Laura Cordero: Chambers phone: 202-879-7870			
INSPECTOR NAME:	Lesley Seidensticker, Badge #2049, phone: 202-930-1349 Email address: Lesley.Seidensticker@dc.gov			
INSPECTION DATE/TIME:	October 30, 2017 @ 9:00 am			
INSPECTION TYPE:	X Other : <u>Housing Condition Calendar-Court Case</u>			
DC PMC Violation Code #	Violation Description	Violation	Abated	Not Abated
	Mr. Omar Williams, tenant, Mr. Thomas Stephenson, landlord, and a contractor, were present for this inspection.			
	1. ENTIRE UNIT			
309.1	1.1 Property is not maintained in a reasonably insect-free and rodent-free state. Landlord is responsible for prompt extermination by approved processes. Provide documentation of pest control.	Yes		
309.1 305.3	1.2 Proper precautions to prevent rodent infestation are not present, including the sealing of all potential access points for rodents into the unit/property, including but not limited to gaps between the floor and baseboard behind radiators. Holes must be sealed in a permanent manner. Use of spray foam and steel wool not workmanlike and not effective.	Yes		
304.14	1.3 Window required for ventilation not provided with tightly-fitted screens between March 15 and November 15	Yes		
310.1- 301.3	1.4 Hard-wired carbon monoxide detector not installed within the vicinity of sleeping rooms in a dwelling unit within one story of a fuel-burning appliance	Yes		
	2. LIVING ROOM			
305.1	2.1 Radiator is not maintained in good repair: radiator not secure	Yes		
304.13	2.2 Window locks not maintained in good condition	Yes		
	3. HALL			
605.2	3.1 Electrical equipment not maintained in safe manner: install "blanks" over openings in electric panel	Yes		

*14 DCMR Violation Code #	Violation Description	Violation	Abated	Not Abated
	4. REAR BEDROOM			
305.1	4.1 Ceiling is not maintained in good repair : ceiling fan wobbles	Yes		
304.13	4.2 Window locks not maintained in good condition	Yes		
	5. BATHROOM			
504.1	5.1 Plumbing not maintained in good working order: water shoots out sideways from lavatory sink faucet	Yes		
704.1- 704.6	Notice: Beginning March 28, 2017 DCRA will begin enforcing 704: Fire Protection Systems, of the 2013 District of Columbia Property Maintenance Code. Interconnected, hard-wired smoke detectors must be placed in every sleeping room, in the vicinity of every group of sleeping rooms, and on every level of a multi-level property in all properties where there is active construction, repair, or renovation which would allow this to be possible. The law also prohibits tampering with, removing, destroying, or disconnecting the batteries from any smoke alarm.			
310.1- 301.3	Notice: Beginning October 1, 2017 DCRA will begin enforcing Section 310: Carbon Monoxide, of the 2013 District of Columbia Property Maintenance Code. Hard-wired carbon monoxide detectors will be required to be placed within the vicinity of sleeping rooms in all dwelling units within one story of a fuel-burning appliance, and all buildings with an attached garage.			

This Inspection Summary Report was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration. It accurately reflects the condition of the property on the date written above. The undersigned declares under penalty of perjury that the foregoing information is true to the best of my knowledge, information, and belief.

Inspector Signature: Lesley Seidensticker

Badge # 2049

Date: October 31, 2017

DC PMC: District of Columbia 2013 Property Maintenance Code | 14 DCMR: District of Columbia Municipal Regulations, Title 14: Housing
32 DCMR: District of Columbia Municipal Regulations, Title 20, Environment, Chapter 32: Mold Licensure and Certification



INSPECTION SUMMARY REPORT

CASE: 2017 CA 6464 H	Omar Williams VS Thomas K. Stephenson		
COURT DATE:	February 12, 2018	QUALITY REVIEW BRANCH FEB 12 2018	
PROPERTY ADDRESS:	719 49th Street NE #1	Superior Court of the District of Columbia Washington, DC	
PLAINTIFF:	Omar Williams (Tenant)		
SITE REPRESENTATIVE:	Thomas Stephenson (Landlord)		
PRESIDING SUPERIOR COURT JUDGE:	Judge Katherine Wiedmann, Chambers Phone 202-879-4851		
INSPECTOR NAME:	LaLa Seidensticker, Badge #2049, phone: 202-930-1349 Email address: Lesley.Seidensticker@dc.gov		
INSPECTION DATE/TIME:	January 18, 2018 @ 11:20 am		
INSPECTION TYPE:	X Other : <u>Housing Condition Calendar-Court Case</u>		

DC PMC Violation Code #	Violation Description	Violation	Abated	Not Abated
	Mr. Omar Williams, tenant, Ms. Amy Gellatly, counsel to plaintiff, and Mr. Durand Sutton, DCRA Housing Code Specialist were present for this inspection.			
	1. ENTIRE UNIT			
309.1	1.1 Property is not maintained in a reasonably insect-free and rodent-free state. Landlord is responsible for prompt extermination by approved processes. Provide documentation of pest control.	Yes		X
309.1 305.3	1.2 Proper precautions to prevent rodent infestation are not present, including the sealing of all potential access points for rodents into the unit/property, including but not limited to gaps between the floor and baseboard behind radiators. Holes must be sealed in a permanent manner. Use of spray foam and steel wool not workmanlike and not effective.	Yes		X
304.14	1.3 Window required for ventilation not provided with tightly-fitted screens between March 15 and November 15 1-18-2018 Incomplete. First floor right-hand window defective; window screens screwed permanently into windows not workmanlike, rear bedroom right-hand window still missing screen.	Yes		X
310.1- 301.3	1.4 Hard-wired carbon monoxide detector not installed within the vicinity of sleeping rooms in a dwelling unit within one story of a fuel-burning appliance	Yes	X	
	2. LIVING ROOM			
305.1	2.1 Radiator is not maintained in good repair: radiator not secure	Yes	X	
304.13	2.2 Window locks not maintained in good condition 1-18-2018 Incomplete.	Yes		X
	3. HALL			
605.2	3.1 Electrical equipment not maintained in safe manner: install "blanks" over openings in electric panel	Yes	X	

DECLARED 2/12/18

#14 DCMR Violation Code #	Violation Description	Violation	Abated	Not Abated
	4. REAR BEDROOM			
305.1	4.1 Ceiling is not maintained in good repair : ceiling fan wobbles	Yes		X
304.13	4.2 Window locks not maintained in good condition	Yes	X	
	5. BATHROOM 1-18-2018 NEW			
504.1	5.1 Plumbing not maintained in good working order; water shoots out sideways from lavatory sink faucet	Yes	X	
	6. KITCHEN 1-18-2018 NEW			
NEW: 102.5	6.1 Dishwasher not installed in a workmanlike manner : insulation material exposed 1-18-2018	Yes		
NEW: 605.2	6.2 Light fixture not maintained in good condition; missing globe cover 1-18-2018	Yes		
	7. COMMON AREAS 1-18-2018 NEW			
NEW: 14 DCMR 1203.3	7.1 Informational sign showing emergency contact information for not posted conspicuously on the premises 1-18-2018	Yes		
NEW: 14 DCMR 501.3, 200.6	7.2 Basic Business License and Certificate of Occupancy not posted conspicuously on the premises 1-18-2018	Yes		
NEW: 304.15	7.3 Exterior doors not maintained in good condition: building entry door does not fit well within the frame 1-18-2018	Yes		
NEW: 304.13	7.4 Window not maintained in good condition: second floor hall window frame is defective 1-18-2018	Yes		
NEW: 605.2	7.5 Light fixture not maintained in good condition: missing globe cover in second floor hall 1-18-2018	Yes		
704.1- 704.6	Notice: Beginning March 28, 2017 DCRA will begin enforcing 704: Fire Protection Systems, of the 2013 District of Columbia Property Maintenance Code. Interconnected, hard-wired smoke detectors must be placed in every sleeping room, in the vicinity of every group of sleeping rooms, and on every level of a multi-level property in all properties where there is active construction, repair, or renovation which would allow this to be possible. The law also prohibits tampering with, removing, destroying, or disconnecting the batteries from any smoke alarm.			
310.1- 301.3	Notice: Beginning October 1, 2017 DCRA will begin enforcing Section 310: Carbon Monoxide, of the 2013 District of Columbia Property Maintenance Code. Hard-wired carbon monoxide detectors will be required to be placed within the vicinity of sleeping rooms in all dwelling units within one story of a fuel-burning appliance, and all buildings with an attached garage.			

This Inspection Summary Report was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration. It accurately reflects the condition of the property on the date written above. The undersigned declares under penalty of perjury that the foregoing information is true to the best of my knowledge, information, and belief.

Inspector Signature: Lala Seidensticker



Badge # 2049

Date: January 18, 2018

DC PMC: District of Columbia 2013 Property Maintenance Code | 14 DCMR: District of Columbia Municipal Regulations, Title 14: Housing
32 DCMR: District of Columbia Municipal Regulations, Title 20: Environment, Chapter 32: Mold Licensure and Certification



Department of Consumer and Regulatory Affairs
 Inspections and Compliance Administration
 1100 4th St SW, Washington DC 20024
 main 202.442.4400 | dcra.dcgov

INSPECTION SUMMARY REPORT

CASE: 2017 CA 6464 H		Omar Williams VS Thomas K. Stephenson		
COURT DATE:		April 23, 2018		
PROPERTY ADDRESS:		719 49th Street NE #1		
PLAINTIFF:		Omar Williams (Tenant)		
SITE REPRESENTATIVE:		Thomas Stephenson (Landlord)		
PRESIDING SUPERIOR COURT JUDGE:		Judge Katherine Wiedmann, Chambers Phone 202-879-4851		
INSPECTOR NAME:		LaLa Seidensticker, Badge #2049, phone: 202-930-1349 Email address: LaLa.Seidensticker@dc.gov		
INSPECTION DATE/TIME:		April 5, 2018 @ 10:00 am		
INSPECTION TYPE:		X Other : <u>Housing Condition Calendar-Court Case</u>		
DC PMC Violation Code #	Violation Description	Violation	Abated	Not Abated
	Mr. Omar Williams, tenant, and Mr. Durand Suffon, DCRA Housing Code Specialist were present for this inspection.			
	1. ENTIRE UNIT			
309.1	1.1 Property is not maintained in a reasonably insect-free and rodent-free state. Landlord is responsible for prompt extermination by approved processes. Provide documentation of pest control.	Yes		X
309.1 305.3	1.2 Proper precautions to prevent rodent infestation are not present, including the sealing of all potential access points for rodents into the unit/property, including but not limited to gaps between the floor and baseboard behind radiators. Holes must be sealed in a permanent manner. Use of spray foam and steel wool not workmanlike and not effective.	Yes		X
304.14	1.3 Window required for ventilation not provided with tightly-fitted screens between March 15 and November 15 1-18-2018 Incomplete. First floor right-hand window defective; window screens screwed permanently into windows not workmanlike, rear bedroom right-hand window still missing screen.	Yes		X
310.1- 301.3	1.4 Hard-wired carbon monoxide detector not installed within the vicinity of sleeping rooms in a dwelling unit within one story of a fuel-burning appliance	Yes	X	

FILED
IN OPEN COURT
 APR 23 2018
 Clerk
 Superior Court
 of the District of Columbia
 Small Claims Branch

Dated 4/23/18

*14 DCMR Violation Code #	Violation Description	Violation	Abated	Not Abated
	2. LIVING ROOM			
305.1	2.1 Radiator is not maintained in good repair: radiator not secure	Yes	X	
304.13	2.2 Window locks not maintained in good condition 1-18-2018 Incomplete.	Yes		X
	3. HALL			
605.2	3.1 Electrical equipment not maintained in safe manner: install "blanks" over openings in electric panel	Yes	X	
	4. REAR BEDROOM			
305.1	4.1 Ceiling is not maintained in good repair : ceiling fan wobbles	Yes	X	
304.13	4.2 Window locks not maintained in good condition	Yes	X	
	5. BATHROOM			
504.1	5.1 Plumbing not maintained in good working order: water shoots out sideway from lavatory sink faucet 1-18-2018	Yes	X	
New: 305.1	5.2 Lavatory sink top is not maintained in good repair : caulk has worn to the point that the sink top is not secured to cabinet or wall properly 4-5-2018	Yes		
	6. KITCHEN			
102.5	6.1 Dishwasher not installed in a workmanlike manner : insulation material exposed 1-18-2018	Yes		X
05.2	6.2 Light fixture not maintained in good condition: missing globe cover 1-18-2018	Yes	X	
	7. COMMON AREAS			
14 DCMR 1203.3	7.1 Informational sign showing emergency contact information for not posted conspicuously on the premises 1-18-2018	Yes	X	
14 DCMR 501.3, 200.6	7.2 Basic Business License and Certificate of Occupancy not posted conspicuously on the premises 1-18-2018	Yes	X	
304.15	7.3 Exterior doors not maintained in good condition: building entry door does not fit well within the frame 1-18-2018	Yes	X	
304.13	7.4 Window not maintained in good condition: second floor hall window frame is defective 1-18-2018	Yes	X	
605.2	7.5 Light fixture not maintained in good condition: missing globe cover in second floor hall 1-18-2018	Yes		x
704.1- 704.6	Notice: Beginning March 28, 2017 DCRA will begin enforcing 704: Fire Protection Systems, of the 2013 District of Columbia Property Maintenance Code. Interconnected, hard-wired smoke detectors must be placed in every sleeping room, in the vicinity of every group of sleeping rooms, and on every level			

*14 DCMR Violation Code #	Violation Description	Violation	Abated	Not Abated
	of a multi-level property in all properties where there is active construction, repair, or renovation which would allow this to be possible. The law also prohibits tampering with, removing, destroying, or disconnecting the batteries from any smoke alarm.			
310.1- 301.3	Notice: Beginning October 1, 2017 DCRA will begin enforcing Section 310: Carbon Monoxide, of the 2013 District of Columbia Property Maintenance Code. Hard-wired carbon monoxide detectors will be required to be placed within the vicinity of sleeping rooms in all dwelling units within one story of a fuel-burning appliance, and all buildings with an attached garage.			

This Inspection Summary Report was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration. It accurately reflects the condition of the property on the date written above. The undersigned declares under penalty of perjury that the foregoing information is true to the best of my knowledge, information, and belief.

Inspector Signature: LaLa Seidensticker  Badge # 2049 Date: April 5, 2018

DC PMC: District of Columbia 2013 Property Maintenance Code | 14 DCMR: District of Columbia Municipal Regulations, Title 14: Housing
 32 DCMR: District of Columbia Municipal Regulations, Title 20, Environment, Chapter 32: Mold Licensure and Certification

EXHIBIT 11-C

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1703277_30

DATE: July 20, 2017

Order for the corrections of conditions at 719 49TH ST NE, APT# 3, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0058	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS THOMAS STEPHENSON 711 49TH ST NE APT 1 WASHINGTON, DC 20019-4811	Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/>
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NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.

It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 500.2	Failure to properly or safely install, or maintain in a safe and working condition, a required facility.	Location: Living Room - 2nd Sleeping - Repair or replace defective A/C unit. Bathroom - Repair or replace defective shower head.	\$500.00
2	14 DCMR § 705.4	Door has defective hardware. (Hinges, knob, latch, keeper, lock, etc.).	Location: - Entrance Door - Repair or replace defective door (lock)	\$100.00
3	14 DCMR § 706.1; and/or 14 DCMR § 706.5; and/or 14 DCMR § 702.1	Ceiling has dampness.	Location: Hallway - Locate & repair the source of the water leak and repair or replace wall, ceiling or floor	\$100.00
4	14 DCMR § 706.4	Floor has splintered or protruding board(s).	Location: Hallway - Repair or replace floor to be reasonably level.	\$100.00
5	14 DCMR § 706.4	Wall has dampness.	Location: Hallway - Locate & repair the source of the water leak and repair or replace wall, ceiling or floor.	\$100.00

INSPECTOR'S SIGNATURE *Charles Taylor*

INSPECTOR'S NAME (PRINT) Charles Taylor

INSPECTOR'S BADGE # 1019

INSPECTION DATE
07/20/2017

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL, CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
 CODE COMPLIANCE DIVISION
 NOTICE OF VIOLATION

NOTICE NO: CRM1703277_30

DATE: July 20, 2017

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
6	14 DCMR § 806.2	Failure to provide a window screen and/or one with a minimum of 16 meshes to the inch or the equivalent thereof.	Location: Entire Unit - Provide window screen.	\$500.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount Owed \$1,400.00
 All VIOLATION Amount(s) Totalled \$1,400.00

INSPECTOR'S SIGNATURE <i>Charles Taylor</i>		
INSPECTOR'S NAME (PRINT) Charles Taylor		INSPECTION DATE 07/20/2017
INSPECTOR'S BADGE # 1019		
PERSONAL SERVICE AND POSTING		
NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
 CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

The District of Columbia Department of Consumer and Regulatory Affairs ("DCRA") will conduct a re-inspection of the property on or after the date you are required to complete the specified corrective action. If DCRA determines that you have failed to correct the violation(s) within the specified period of time, your case may be referred to the Office of the Attorney General of the District of Columbia for criminal prosecution. In addition, DCRA has the right to abate any conditions for which you have been cited pursuant to D.C. Official Code § 42-3131.01 and other law, and to assess the costs of correcting the condition as a tax on the premises. Failure to pay such costs will result in a lien being placed upon your property without notice that could result in it being sold at a tax sale if you do not reimburse the District for its cost of correction.

Lead Paint

Disturbing Paint in pre-1978 Residential properties or in Child-Occupied Facilities

If work related to curing the violations cited in this NOV will disturb more than 2 square feet of paint, the respondent must use Lead-Safe Work Practices and abide by all other applicable requirements in the District's "Lead Hazard Prevention and Elimination Act, as amended" (for more info, see www.ddoe.dc.gov, Lead and Healthy Housing Division), and must also abide by an applicable requirements of EPA's "Renovation, Repair and Painting Rule" (for more info, see www.epa.gov/lead, Renovation, Repair and painting.

If you do not correct the violations for which you have been cited in this Notice of Violation, you may be issued a Notice of Infraction which requires you to pay a fine for the violation(s) that you did not timely correct. The Notice of Infraction is a separate civil matter from this Notice of Violation. If you are issued a Notice of Infraction which assesses a fine for the violation(s), you will have separate appeal rights for the Notice of Infraction. Those appeal rights will be explained in the Notice of infraction.

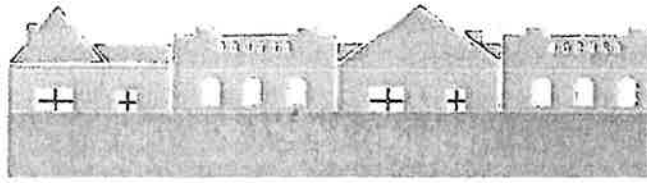
REQUESTS FOR MORE TIME TO ABATE

You may request additional time to correct the conditions cited in the Notice. Extension requests must be in writing and submitted to The Chief Building inspector, Department of Consumer and Regulatory Affairs, 1100 4th Street, SW, Washington, DC 20024, prior to the expiration of the time set for making the corrections. **The inspector who issued this Notice of Violation does not have the authority to grant an extension.** Extensions will not be granted unless you demonstrate that (a) you have been proceeding in good faith to correct the violations and (b) there is good cause for the delay. Any questions about this Notice may be directed to (202) 481-3524.

SECTION B
(YOUR APPEAL RIGHTS)

You have the right to challenge this Notice requiring you to correct the violation(s) cited by requesting a hearing. To request a hearing, you may obtain a copy of the appeal form from the Office of Administrative Hearings ("OAH") located at One Judiciary Square, 441 4th Street, NW, Room 450N, Washington, DC 20001 or ask that it be faxed or emailed to you. You may also obtain the form electronically from oah.dc.gov by clicking on the link for "Filing and Forms." Then select "DCRA-Appeal of Notices of Violation(s)" and download the appeal form. You should also select the link for how to "file documents" for specific filing instructions. You may file the appeal form in person at the Office of Administrative hearings, fax it to (202) 442-4789, or email it to oahfiling@dc.gov. Alternatively, you may mail your appeal form requesting a hearing to the Clerk, Office of Administrative Hearings, One Judiciary Square, 441 4th Street, NW, Washington, DC 20001-2714. **Any Notice of Violation that you are appealing should be attached to your appeal form.**

Your appeal must be filed within the timeframe specified for correction in this Notice. If the last day for filing your appeal falls on a Saturday, Sunday or legal holiday in the District of Columbia, then your appeal period for requesting a hearing extends to the next business day. You may call the Office of Administrative hearings at (202) 442-9094 for assistance.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Regulatory Enforcement
Administration



SMOKE AND CARBON MONOXIDE DETECTORS

Effective March 28, 2017, DCRA will begin enforcing the requirements pertaining to the installation and maintenance of smoke detectors and carbon monoxide detectors. During the initial period, from March 1 through September 30, 2017, DCRA will be educating the public about the transition and inspectors will begin issuing “warning” notices to persons that are not in compliance with the Property Maintenance Code (2013). Beginning October 1, 2017, inspectors will issue a “Notice of Violation” to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine. If the violation is not corrected within the specified timeframe, it could result in an actual civil infraction fine.

Schedule

March 1 through September 30, 2017

- Education and outreach to partners, customers and District residents and business owners.

March 28, 2017

- Inspectors will begin issuing “warning” notices to persons that are not in compliance with the Property Maintenance Code (2013).

October 1, 2017

- Inspectors will begin issuing “Notice of Violations” to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine.

For more information visit the website at: <https://dcra.dc.gov/cosmokealarm>

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1800022_1

DATE: October 03, 2017

Order for the corrections of conditions at 719 49TH ST NE, APT# 3, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0058	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS STEPHENSON
711 49TH ST NE APT 1
WASHINGTON, DC 20019-4811

Owner Tenant Agent

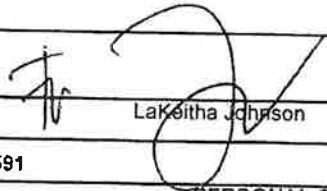
NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.
It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 904.1	Required fire alarm system not maintained in operable condition.	Location: 2nd Floor Common Hallway - Repair or Replace Fire Pull Station.	\$2,000.00
2	14 DCMR § 904.4	Smoke detector is defective.	Location: hallway/Left Sleeping Room - Repair or replace defective smoke detectors.	\$2,000.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 1 DAY(S) FROM RECEIPT OF THIS NOTICE.
Total Amount Owed \$11,200.00

INSPECTOR'S SIGNATURE 

INSPECTOR'S NAME (PRINT) Laketha Johnson

INSPECTOR'S BADGE # 591

INSPECTION DATE 10/03/2017

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1800022_30

DATE: October 03, 2017

Order for the corrections of conditions at 719 49TH ST NE, APT# 3, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0058	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS STEPHENSON
711 49TH ST NE APT 1
WASHINGTON, DC 20019-4811

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.
It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 600.1	Failure to provide or maintain a lavatory.	Location: Bathroom - Install missing lavatory stopper.	\$1,000.00
2	14 DCMR § 600.2	Electrical ceiling light fixture is defective.	Location: 2nd Floor Common Hallway - Install ceiling light fixture globe.	\$500.00
3	14 DCMR § 600.2	Electrical wall outlet is defective.	Location: Bathroom - Repair or Replace defective GFCI outlet.	\$500.00
4	14 DCMR § 701.2	Walkway has crack(s) with separation of parts.	Location: Front of Building - Repair walkway cracks.	\$500.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT)

LaKeitha Johnson

INSPECTOR'S BADGE # 591

INSPECTION DATE
10/03/2017

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

C1-Complaint (General Public) Assigned To ALVEAR, Edgar on 1/25/2018

Start Date: 1/11/2018 11:30:22AM
Business Name: 711 49TH ST NE
Address: 711 49TH ST NE
City/State/Zip: Washington, DC 20019

Finish Date: 1/11/2018 2:30:00PM
Occupancy ID: FP-100-852
Station No.: FPD STATION
Business Phone:

INSPECTION TESTING AND MAINTENANCE 1/17/2018

Comment: THROUGH OUT BUILDING ALL FIRE EXTINGUISHER CABINET NEEDING GLASS KNOCKERS, NEED TO INSTALL AS TO BE ABLE TO ACCESS FIRE EXTINGUISHERS
{IFC 2012 International Code set}
901.6 - 901.6 Inspection, testing and maintenance.: Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.

EE8EC7A72E932

**PENALTIES-SECTION 112
FAILURE TO COMPLY WITH THE
DISTRICT OF COLUMBIA FIRE CODE**

F-112.3 Penalty for Violations: Any person, firm or corporation violating any of the provisions of this code or failing to comply with any order issued pursuant to any section thereof, upon conviction thereof shall be punished by a fine of not more than three hundred dollars (\$300) or imprisonment for not more than ninety (90) days, or both. Each day that a violation continues, after a service of notice as provided in this code, shall be deemed a separate offense.

F-112.4 Civil Infractions: Civil fines, penalties, and fees may be imposed as alternative sanctions for any infraction of the provisions of this code, or any rules or regulations issued under authority of this code or pursuant to Title I-III of the Department of Consumer and Regulatory Affairs Civil Infractions Act of 1985, D.C. Law 6-42, D.C. Code sec.6-2700 et seq.

(NOTICE)

Notwithstanding the existence of the above penalties, any violation or attempted violation of this code may be restrained, corrected or abated, as the case may be, by injunction or other appropriate proceeding.

SECTION 113 APPEALS

DCMR 12H F-113.1 Right of Appeal. Any person directly affected by a notice or order issued under this *Fire Prevention Code* shall have the right to appeal to the Office of Administrative Hearings, pursuant to the Office of Administrative Hearings Act, effective March 6, 2002 (D.C. Law 14-76; D.C. Official Code §2-1831.01 *et seq.* and regulations promulgated thereunder. The appeal shall be filed within ten (10) days of the date of service of the notice or order. An appeal shall be based on a claim that the true intent of this code has been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of this code are adequately satisfied by other means. Appeals of notices (other than notices pursuant to Section F-110H (Unsafe Conditions) or section F-111H (Emergency Measures) shall stay the enforcement of the notice until the appeal is heard by the Office of Administrative Hearings.

Failure to remedy said violations will subject you to the penalties as prescribed by Section 112.2 and F-112.3 of the International Fire Code (2006) as amended by the D.C. Fire Prevention code Supplement (2008) (DCMR 12H) shall constitute the D.C. Fire Prevention Code (2008). If you do not understand any part of this notice, please contact this office at (202) 727-1600

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Occupancy ID: FP-100-852
Station No.: FPD STATION
Business Phone:

Signature

Recipient:

X

MR. THOMAS STEPHENSON

Owner unable to get signature from owner need to send
via certified mail and post property

Inspector

 fm 1/11

Edgar Alvear

Inspector

(202) 727-1600 (office)

(202) 727-3238 (fax)

www.fems.dc.gov

"Fire Sprinklers and Smoke Alarms Save Lives"

EXHIBIT 13



District of Columbia Fire & EMS Department
 Fire Prevention Division
 1100 4th Street SW, Suite: E-700
 Washington, D.C. 20024-4451



C1-Complaint (General Public) Assigned To ALVEAR, Edgar on 1/17/2018

Start Date: 1/11/2018 11:30:55AM
Business Name: 719 49th ST NE
Address: 711 49TH ST NE
City/State/Zip: Washington, DC 20019

Finish Date: 1/11/2018 2:45:00PM
Occupancy ID: FP-100-851
Station No.: FPD STATION
Business Phone:

<u>Complex Info</u>	<u>Main Floor</u>	<u>Stories</u>	<u>Estimated Values</u>
Commercial Units: 0	Length: 60	Above Grade: 3	Property: \$0.00
Residential Units: 0	Width: 90	Below Grade: 1	Content: \$0.00
Complex Type: 4	Area: 5,400	Upper Construction: -	
Complex:	Construction: -		

An authorized representative of the Fire Chief of the District of Columbia Fire and EMS Department has observed the following violation(s) of the District of Columbia Fire Prevention Code at your premises.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY

<u>Violations</u>	<u>Date Found</u>	<u>Date Cleared</u>	<u>Standard/Reference</u>
2012 IFC CH 05 UTILITY IDENTIFICATION	1/17/2018		

Comment: LABEL ALL UTILITY ROOMS FOR THERE INTENDED USE OF
 {IFC 2012 International Code set}
 509.1.1 - 509.1.1 Utility identification.: Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.

2012 IFC CH 09
INSPECTION TESTING MAINTENANCE **1/17/2018**

Comment: AT TIME OF INSPECTION UNKNOWN LAST SERVICE OR MAINTENANCE
 {IFC 2012 International Code set}
 907.8 - 907.8 Inspection, testing and maintenance.: The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.5 and NFPA 72.

INSPECTION TESTING AND MAINTENANCE **1/17/2018**

Comment: UNKNOWN LAST UNIT SMOKE DETECTOR TESTING SERVICING. NEED TO VERIFY ALL UNIT SMOKE DETECTORS WORKING CONDITIONS AND AGE/SERVICEABILITY.

FOLLOWING UNITS CHECKED WHILE DOING WALK THROUGH OF BUILDING

- # 6 HALL WAY SMOKE DETECTOR INOP
- #5 WORKING
- #4 HANGING BY ITS WIRES
- #3 WORKING
- #2 NOT HOME
- #1 WORKING

NOTE THIS TESTING OF SMOKE DETECTORS DOES NOT MEAN THAT THIS WAS YOUR TEST. NEED FOR YOU TO HAVE FULL AUDIT OF ALL SMOKE DETECTORS IN YOUR COMPLEX.

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Business Phone:

<u>Violations</u>	<u>Date Found</u>	<u>Date Cleared</u>	<u>Standard/Reference</u>
{IFC 2012 International Code set} 901.6 - 901.6 Inspection, testing and maintenance.: Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.			

OTHER-COMMENTS

ADDITIONAL INFORMATION **1/17/2018**

Comment: UNABLE TO GAIN ACCESS INTO MECHANICAL, BOILER ROOM NEED TO GAIN ACCESS UPON RE-INSPECTION

2012 IFC CH 07

MAINTENANCE **1/17/2018**

Comment: UNIT #6 BREACH IN CEILING AREA HALLWAY CLOSET, NEED TO CLOSE UP BREACH IN CEILING AREA

{IFC 2012 International Code set}
703.1 - 703.1 Maintenance.: The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced when damaged, altered, breached or penetrated. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

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B3279FE212927

**PENALTIES-SECTION 112
FAILURE TO COMPLY WITH THE
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Occupancy ID: FP-100-851
Station No.: FPD STATION
Business Phone:

Signature

Recipient:

X

MR. THOMAS STEPHENSON

Owner UNABLE TO GET SIGNATURE OF OWNER.
POSTING LETTER OF VIOLATION ON PROPEERTY
AND SENDING VIA CERIFIED MAIL.

Inspector

 FM 111

Edgar Alvear

Inspector

(202) 727-1600 (office)

(202) 727-3238 (fax)

www.fems.dc.gov

"Fire Sprinklers and Smoke Alarms Save Lives"

GOVERNMENT OF THE DISTRICT OF COLUMBIA

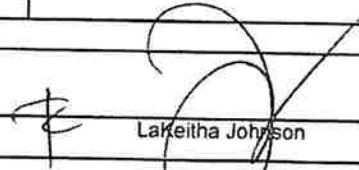


INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1800022_30

DATE: October 03, 2017

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
5	14 DCMR § 705.2	Window does not fit reasonably well within frame. Fine Authorization:16 DCMR 3309.3(uuu) Violation of any provision of the Housing Regulations of the District of Columbia, 14 DCMR, Chapters 1 through 14, which provision is not cited elsewhere in this section, shall be a Class 3 infraction.	Location: Living Room - Repair or replace window to fit reasonably well within frame. Location: Living Room - Repair or replace window to fit reasonably well within frame(at bottom).	\$500.00
6	14 DCMR § 705.3	Window has defective hardware.Fine Authorization: 16 DCMR 3309.3(uuu) Violation of any provision of the Housing Regulations of the District of Columbia, 14 DCMR, Chapters 1 through 14, which provision is not cited elsewhere in this section, shall be a Class 3 infraction.	Location: Living Room - Repair or replace window defective hardware to make window capable of staying up. Location: Living Room - Repair or replace window broken handle.	\$500.00
7	14 DCMR § 705.3	Window not capable of opening or closing with ease. Fine Authorization:16 DCMR 3309.3(uuu) Violation of any provision of the Housing Regulations of the District of Columbia, 14 DCMR, Chapters 1 through 14, which provision is not cited elsewhere in this section, shall be a Class 3 infraction.	Location: 2nd Floor Common Hallway - Repair or Replace window to close.	\$500.00
8	14 DCMR § 705.4	Door does not fit reasonably well within frame.	Location: Entrance Door - Repair or Replace entrance door to fit reasonably well within door frame.	\$100.00
9	14 DCMR § 706.4	Floor has splintered or protruding board(s).	Location: Hallway - Repair or replace splinter boards	\$100.00
10	14 DCMR § 707.1	Wall has loose or peeling paint or wall covering which shall be removed and surfaces so exposed shall be repainted or recovered.	Location: Hallway/Left Sleeping Room/1st to 2nd Floor Stairwell - Repair, recover, and/or repaint surfaces. If the building was built before 1978 any work done to correct this violation must be done using Lead Safe Work Practices as set forth in DC Law §8-231. Before this violation can be closed, a clearance report (see DC Law §8-231) must be provided to DCRA.	\$1,000.00

INSPECTOR'S SIGNATURE 

INSPECTOR'S NAME (PRINT) Lakeitha Johnson

INSPECTOR'S BADGE # 591

INSPECTION DATE
10/03/2017

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: GRM1800022_30

DATE: October 03, 2017

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
11	14 DCMR § 708.2; 14 DCMR § 708.1	Steps have broken or missing tread(s).	Location: 1st to 2nd floor stairwell - Repair or replace step treads to make structurally sound. Location: Front of Building - Repair or replace broken step parts.	\$500.00
12	14 DCMR § 800.3	Window is unclean.	Location: 2nd Floor Common Hallway - Clean window frame and maintain in a sanitary condition. Location: 2nd Floor Common Hallway - Clean window and maintain in a sanitary condition.	\$500.00
13	14 DCMR § 800.9	The premises are maintained in violation of the Housing Code so as to create a danger to the health, welfare or safety of the occupants, or public and/or to constitute a public nuisance.	Location: 2nd Floor Common Hallway - Install Fire Extinguisher.	\$500.00
14	14 DCMR § 806.3	Window screen is defective.	Location: Entire Unit - Replace Window Screen to prevent flies entering into unit. Location: 2nd Floor Common Hallway - Replace Window Screen to prevent flies entering into common hallway.	\$500.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount Owed \$11,200.00
All VIOLATION Amount(s) Totaled \$11,200.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT)

LaKeitha Johnson

INSPECTOR'S BADGE # 591

INSPECTION DATE
10/03/2017

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED
(Please Print)

RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)

DATE/TIME OF SERVICE OR POSTING

SIGNATURE OF PERSON RECEIVING NOTICE

NAME OF THE PERSON SERVING NOTICE

POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1800022_1

DATE: October 03, 2017

Order for the corrections of conditions at 719 49TH ST NE, APT# 3, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0058	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS STEPHENSON
711 49TH ST NE APT 1
WASHINGTON, DC 20019-4811

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.
It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 904.1	Required fire alarm system not maintained in operable condition.	Location: 2nd Floor Common Hallway - Repair or Replace Fire Pull Station.	\$2,000.00
2	14 DCMR § 904.4	Smoke detector is defective.	Location: hallway/Left Sleeping Room - Repair or replace defective smoke detectors.	\$2,000.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 1 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount Owed \$11,200.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT)

Laketha Johnson

INSPECTION DATE
10/03/2017

INSPECTOR'S BADGE #

591

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED
(Please Print)

RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)

DATE/TIME OF SERVICE OR POSTING

SIGNATURE OF PERSON RECEIVING NOTICE

NAME OF THE PERSON SERVING NOTICE

POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1800022_30

DATE: October 03, 2017

Order for the corrections of conditions at 719 49TH ST NE, APT# 3, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0058	ANC 7C
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711 49TH ST NE APT 1
WASHINGTON, DC 20019-4811

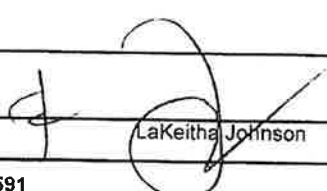
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VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 600.1	Failure to provide or maintain a lavatory.	Location: Bathroom - Install missing lavatory stopper.	\$1,000.00
2	14 DCMR § 600.2	Electrical ceiling light fixture is defective.	Location: 2nd Floor Common Hallway - Install ceiling light fixture globe.	\$500.00
3	14 DCMR § 600.2	Electrical wall outlet is defective.	Location: Bathroom - Repair or Replace defective GFCI outlet.	\$500.00
4	14 DCMR § 701.2	Walkway has crack(s) with separation of parts.	Location: Front of Building - Repair walkway cracks.	\$500.00

INSPECTOR'S SIGNATURE 

INSPECTOR'S NAME (PRINT) LaKeitha Johnson

INSPECTOR'S BADGE # 591

INSPECTION DATE 10/03/2017

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INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1800022_30

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6	14 DCMR § 705.3	Window has defective hardware. Fine Authorization: 16 DCMR 3309.3(uuu) Violation of any provision of the Housing Regulations of the District of Columbia, 14 DCMR, Chapters 1 through 14, which provision is not cited elsewhere in this section, shall be a Class 3 infraction.	Location: Living Room - Repair or replace window defective hardware to make window capable of staying up. Location: Living Room - Repair or replace window broken handle.	\$500.00
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8	14 DCMR § 705.4	Door does not fit reasonably well within frame.	Location: Entrance Door - Repair or Replace entrance door to fit reasonably well within door frame.	\$100.00
9	14 DCMR § 706.4	Floor has splintered or protruding board(s).	Location: Hallway - Repair or replace splinter boards	\$100.00
10	14 DCMR § 707.1	Wall has loose or peeling paint or wall covering which shall be removed and surfaces so exposed shall be repainted or recovered.	Location: Hallway/Left Sleeping Room/1st to 2nd Floor Stairwell - Repair, recover, and/or repaint surfaces. If the building was built before 1978 any work done to correct this violation must be done using Lead Safe Work Practices as set forth in DC Law §8-231. Before this violation can be closed, a clearance report (see DC Law §8-231) must be provided to DCRA.	\$1,000.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT)

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CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1800022_30

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12	14 DCMR § 800.3	Window is unclean.	Location: 2nd Floor Common Hallway - Clean window frame and maintain in a sanitary condition. Location: 2nd Floor Common Hallway - Clean window and maintain in a sanitary condition.	\$500.00
13	14 DCMR § 800.9	The premises are maintained in violation of the Housing Code so as to create a danger to the health, welfare or safety of the occupants, or public and/or to constitute a public nuisance.	Location: 2nd Floor Common Hallway - Install Fire Extinguisher.	\$500.00
14	14 DCMR § 806.3	Window screen is defective.	Location: Entire Unit - Replace Window Screen to prevent flies entering into unit. Location: 2nd Floor Common Hallway - Replace Window Screen to prevent flies entering into common hallway.	\$500.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount Owed \$11,200.00
All VIOLATION Amount(s) Totaled \$11,200.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT)

LaKeitha Johnson

INSPECTOR'S BADGE # 591

INSPECTION DATE
10/03/2017

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED
(Please Print)

RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)

DATE/TIME OF SERVICE OR POSTING

SIGNATURE OF PERSON RECEIVING NOTICE

NAME OF THE PERSON SERVING NOTICE

POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639. ALL CALLS ARE CONFIDENTIAL.

EXHIBIT 11-D

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1702278_30

DATE: June 15, 2017

Order for the corrections of conditions at 719 49TH ST NE, APT# 5, WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0058	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS STEPHENSON
711 49TH ST NE APT 1
WASHINGTON, DC 20019-4811

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.
It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 400.4	Failure of the owner or licensee of a residential building to provide and maintain the facilities, utilities and services required by Title 14 DCMR.	Location: Eating Room Utility Access Service Closet - Repair by removing extension cord connected to HVAC condensation drain part. (tripping hazard)	\$500.00
2	14 DCMR § 500.2	Failure to properly or safely install, or maintain in a safe and working condition, a required facility.	Location: Bathroom - Repair by installing lavatory top handles to correctly identify (hot and cold water)	\$500.00
3	14 DCMR § 600.2	Cabinet has broken or missing part(s).	Location: Cooking Room - Repair or replace all broken parts on cabinet counter top. Repair all gaps between counter top and wall.	\$500.00
4	14 DCMR § 600.2	Lavatory improperly secured to wall.	Location: Bathroom - Repair by securing lavatory and repair all rotted wood on lavatory vanity cabinet at bottom.	\$500.00
5	14 DCMR § 600.4	Cooking facility is defective.	Location: Cooking Room - Replace all defective pitted scorched burners on electric stove.	\$500.00

INSPECTOR'S SIGNATURE *Michael A. Byrd* 202-741-7743

INSPECTOR'S NAME (PRINT) Michael Byrd

INSPECTOR'S BADGE # 2041

INSPECTION DATE 06/15/2017

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1702278_30

DATE: June 15, 2017

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
6	14 DCMR § 606.2	Failure to provide and maintain a continuous supply of running hot water to meet normal needs.	Location: Repair by restoring a continuous supply of running hot water to bathing facility and lavatory.	\$500.00
7	14 DCMR § 705.4	Door does not fit reasonably well within frame.	Location: Sleeping Room - Sleeping Room Closet - Repair or replace all defective doors to close properly. Sleeping Room - Repair or replace defective door keeper.	\$100.00
8	14 DCMR § 705.4	Door has defective or missing part(s).	Location: Common Area 3rd Floor - Replace missing ceiling door/roof hatch way to attic and or roof.	\$100.00
9	14 DCMR § 806.3	Window screen is defective.	Location: Sleeping Room - Repair or replace all defective and ill fitting window and screens.	\$500.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN 30 DAY(S) FROM RECEIPT OF THIS NOTICE.

INSPECTOR'S SIGNATURE <i>Michael A Byrd</i> 202-741-7743		INSPECTION DATE 06/15/2017
INSPECTOR'S NAME (PRINT) Michael Byrd		
INSPECTOR'S BADGE # 2041		
PERSONAL SERVICE AND POSTING		
NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

The District of Columbia Department of Consumer and Regulatory Affairs ("DCRA") will conduct a re-inspection of the property on or after the date you are required to complete the specified corrective action. If DCRA determines that you have failed to correct the violation(s) within the specified period of time, your case may be referred to the Office of the Attorney General of the District of Columbia for criminal prosecution. In addition, DCRA has the right to abate any conditions for which you have been cited pursuant to D.C. Official Code § 42-3131.01 and other law, and to assess the costs of correcting the condition as a tax on the premises. Failure to pay such costs will result in a lien being placed upon your property without notice that could result in it being sold at a tax sale if you do not reimburse the District for its cost of correction.

Lead Paint

Disturbing Paint in pre-1978 Residential properties or in Child-Occupied Facilities

If work related to curing the violations cited in this NOV will disturb more than 2 square feet of paint, the respondent must use Lead-Safe Work Practices and abide by all other applicable requirements in the District's "Lead Hazard Prevention and Elimination Act, as amended" (for more info, see www.ddoe.dc.gov, Lead and Healthy Housing Division), and must also abide by an applicable requirements of EPA's "Renovation, Repair and Painting Rule" (for more info, see www.epa.gov/lead, Renovation, Repair and painting).

If you do not correct the violations for which you have been cited in this Notice of Violation, you may be issued a Notice of Infraction which requires you to pay a fine for the violation(s) that you did not timely correct. The Notice of Infraction is a separate civil matter from this Notice of Violation. If you are issued a Notice of Infraction which assesses a fine for the violation(s), you will have separate appeal rights for the Notice of Infraction. Those appeal rights will be explained in the Notice of infraction.

REQUESTS FOR MORE TIME TO ABATE

You may request additional time to correct the conditions cited in the Notice. Extension requests must be in writing and submitted to The Chief Building inspector, Department of Consumer and Regulatory Affairs, 1100 4th Street, SW, Washington, DC 20024, prior to the expiration of the time set for making the corrections. **The inspector who issued this Notice of Violation does not have the authority to grant an extension.** Extensions will not be granted unless you demonstrate that (a) you have been proceeding in good faith to correct the violations and (b) there is good cause for the delay. Any questions about this Notice may be directed to (202) 481-3524.

SECTION B
(YOUR APPEAL RIGHTS)

You have the right to challenge this Notice requiring you to correct the violation(s) cited by requesting a hearing. To request a hearing, you may obtain a copy of the appeal form from the Office of Administrative Hearings ("OAH") located at One Judiciary Square, 441 4th Street, NW, Room 450N, Washington, DC 20001 or ask that it be faxed or emailed to you. You may also obtain the form electronically from oah.dc.gov by clicking on the link for "Filing and Forms." Then select "DCRA-Appeal of Notices of Violation(s)" and download the appeal form. You should also select the link for how to "file documents" for specific filing instructions. You may file the appeal form in person at the Office of Administrative hearings, fax it to (202) 442-4789, or email it to pehfiling@dc.gov. Alternatively, you may mail your appeal form requesting a hearing to the Clerk, Office of Administrative Hearings, One Judiciary Square, 441 4th Street, NW, Washington, DC 20001-2714. **Any Notice of Violation that you are appealing should be attached to your appeal form.**

Your appeal must be filed within the timeframe specified for correction in this Notice. If the last day for filing your appeal falls on a Saturday, Sunday or legal holiday in the District of Columbia, then your appeal period for requesting a hearing extends to the next business day. You may call the Office of Administrative hearings at (202) 442-9094 for assistance.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Regulatory Enforcement
Administration



SMOKE AND CARBON MONOXIDE DETECTORS

Effective March 28, 2017, DCRA will begin enforcing the requirements pertaining to the installation and maintenance of smoke detectors and carbon monoxide detectors. During the initial period, from March 1 through September 30, 2017, DCRA will be educating the public about the transition and inspectors will begin issuing "warning" notices to persons that are not in compliance with the Property Maintenance Code (2013). Beginning October 1, 2017, inspectors will issue a "Notice of Violation" to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine. If the violation is not corrected within the specified timeframe, it could result in an actual civil infraction fine.

Schedule

March 1 through September 30, 2017

- Education and outreach to partners, customers and District residents and business owners.

March 28, 2017

- Inspectors will begin issuing "warning" notices to persons that are not in compliance with the Property Maintenance Code (2013).

October 1, 2017

- Inspectors will begin issuing "Notice of Violations" to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine.

For more information visit the website at: <https://dcra.dc.gov/cosmokealarm>

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CNU1800289_30

DATE: January 08, 2018

Order for the corrections of conditions at 719 49th ST NE, APT# 5 WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0059	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS STEPHENSON
711 49TH ST NE APT 1
WASHINGTON, DC 20019-4811

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.


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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 606.1	Failure to provide or maintain a continuous supply of running hot water at a temperature of not less than 120 degrees Fahrenheit to meet all normal needs.	Location: KITCHEN - PROVIDE HOT WATER. BATHROOM - PROVIDE HOT WATER.	\$500.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.

Total Amount \$500.00

INSPECTOR'S SIGNATURE	 (202) 481-3379
INSPECTOR'S NAME (PRINT)	Derron Manning
INSPECTOR'S BADGE #	INSPECTION DATE 01/08/2018

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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**Government of the District of Columbia
Department of Consumer and Regulatory Affairs**

Inspections and Compliance Administration
1100 4th St, SW; Suite E400; Washington, DC 20024

Inspection Report

*EMERGENCY
NOT HOT WATER*

Property Address & Unit Number	719 49TH ST # 5			
Customer name & phone #	ALITA ESCOBAR (202) 840-1017			
Site Representative				
Inspector name & Phone #	DEARON MARINE (202) 481-3379			
Initial inspection Date/Time	1/18/18			
Re-inspection Date/Time				
CAP id # / Permit #	CW180028A			
Inspection type: (check below or list)	<input type="checkbox"/> Permit <input type="checkbox"/> Complaint <input type="checkbox"/> Elevator <input type="checkbox"/> Boiler <input type="checkbox"/> BBL <input type="checkbox"/> Proactive <input type="checkbox"/> Vacant Property <input type="checkbox"/> Illegal Construction <input type="checkbox"/> Survey <input type="checkbox"/> Emergency <input type="checkbox"/> Other _____			
Violation Code #	Violation Description	Correction Period	Corrected	Not Corrected
	KITCHEN			
14012	UNABLE TO HEAT WATER TO 120°F			
	BATHROOM			
14012	UNABLE TO HEAT WATER TO 120°F			

This Inspection Summary Report was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration. It accurately reflects the condition of the property on the date written above. The undersigned declares under penalty of perjury that the foregoing information is true to the best of my knowledge, information, and belief.

Inspector Signature: *[Signature]* Badge #: 2029 Date: 1/18/18

(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Regulatory Enforcement
Administration



SMOKE AND CARBON MONOXIDE DETECTORS

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Schedule

March 1 through September 30, 2017

- Education and outreach to partners, customers and District residents and business owners.

March 28, 2017

- Inspectors will begin issuing "warning" notices to persons that are not in compliance with the *Property Maintenance Code (2013)*.

October 1, 2017

- Inspectors will begin issuing "Notice of Violations" to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine.

For more information visit the website at: <https://dcra.dc.gov/cosmokealarm>

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801698_1

DATE: March 12, 2018

Order for the corrections of conditions at 719 49th ST NE, UNIT# 5 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0058	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS STEPHENSON
711 49TH ST NE
WASHINGTON, DC 20019

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.

It could also result in you having to pay fines for civil infractions in the amounts stated in the potential fine column below. Also, DCRA may correct the condition(s) without further notice, charge you for the cost, and place a lien against your property that could result in it being sold in a tax sale if payment is not made.

IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	IPMC § 305.1	Failure to maintain interior of structure and equipment therein in good repair, structurally sound and in sanitary condition	Bathroom- Toilet Defective Repair or Replace	\$1,017.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 1 DAY(S) FROM RECEIPT OF THIS NOTICE.
Total Amount of Potential Fines \$1,017.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT) Fred Ballenger

INSPECTOR'S BADGE # 3001

INSPECTION DATE 03/12/2018

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801698_30

DATE: March 12, 2018

Order for the corrections of conditions at 719 49th ST NE, UNIT# 5 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0058	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS
THOMAS STEPHENSON
711 48TH ST NE
WASHINGTON, DC 20019

Owner Tenant Agent

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	12-G DCMR § 304.14	Failure to maintain all openings to the external air between April 15 and October 15 with tightly fitting screens of minimum 16 mesh per inch 16 mesh per 25mm and/or failure to maintain every screen door used for insect control without a self-closing device in good working condition	Sleeping Room @1 and #2- Windows missing parts (screens) Repair and Replace	\$102.00
2	12-G DCMR § 309.1	Failure of the owner to keep structure free from insect and rodent infestation	Entire Unit- Mice infestation Exterminate	\$509.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.
Total Amount of Potential Fines \$611.00

INSPECTOR'S SIGNATURE

INSPECTOR'S NAME (PRINT) Fred Balenger

INSPECTOR'S BADGE # 3001

INSPECTION DATE 03/12/2018

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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EXHIBIT 11-E

GOVERNMENT OF THE DISTRICT OF COLUMBIA



INSPECTIONS AND COMPLIANCE ADMINISTRATION
CODE COMPLIANCE DIVISION
NOTICE OF VIOLATION

NOTICE NO: CRM1801650_30

DATE: January 26, 2018

Order for the corrections of conditions at 719 49TH ST NE, APT# 6 WASHINGTON, DC 20019	WARD 7	SQUARE/SUFFIX/LOT 5179 0059	ANC 7C
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RESPONSIBLE PARTY AND MAILING ADDRESS THOMAS K STEPHENSON 711 49TH ST NE #1A WASHINGTON, DC 20019		
Owner <input checked="" type="checkbox"/>	Tenant <input type="checkbox"/>	Agent <input type="checkbox"/>

NOTICE: A recent inspection of the premises listed above was made by a representative of DCRA. This notice is to inform you that the violation(s) listed below were found on your property. You are hereby ordered to correct these violation(s) within the specified time frame.

NOTICE: A \$90 reinspection fee will be assessed for each reinspection required.
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IMPORTANT: SEE SECTIONS (A) AND (B) FOR FURTHER EXPLANATION AND APPEAL RIGHTS

VIOLATION No.	LAW VIOLATED	VIOLATION DESCRIPTION	LOCATION/REQUIRED CORRECTIVE ACTION	POTENTIAL FINE
1	14 DCMR § 606.1	Failure to provide or maintain a continuous supply of running hot water at a temperature of not less than 120 degrees Fahrenheit to meet all normal needs.	Location: ENTIRE UNIT - PROVIDE HOT WATER TO CODE.	\$500.00

THE CITED VIOLATION(S) MUST BE ABATED AS ORDERED WITHIN [x] 30 DAY(S) FROM RECEIPT OF THIS NOTICE.
Total Amount of Potential Fines \$500.00

INSPECTOR'S SIGNATURE <i>DM (202) 481-3379</i>	INSPECTOR'S NAME (PRINT) Derron Manning	INSPECTION DATE 01/26/2018
INSPECTOR'S BADGE #		

PERSONAL SERVICE AND POSTING

NAME OF PERSON NOTIFIED (Please Print)	RELATIONSHIP TO THE RESPONSIBLE PARTY (for example, agent, spouse, etc.)	DATE/TIME OF SERVICE OR POSTING
SIGNATURE OF PERSON RECEIVING NOTICE	NAME OF THE PERSON SERVING NOTICE	POSITION OF NOTICE SERVER (e.g. inspector, process server, etc.)

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49TH ST NE MANORS OFFICE



DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

Government of the District of Columbia
Department of Consumer and Regulatory Affairs
Inspections and Compliance Administration
1100 4th St, SW; Suite E400; Washington, DC 20024

Inspection Report **NEW CAP NEEDED**

Property Address & Unit Number	719 49TH ST NE #6			
Customer name & phone #	MS. DRAKE (202) 878-5229			
Site Representative				
Inspector name & Phone #	DERON MANING (202) 481-3379			
Initial inspection Date/Time	1/26/18			
Re-inspection Date/Time				
CAP id # / Permit #	CRM18011650			
Inspection type: (check below or list)	<input type="checkbox"/> Permit <input type="checkbox"/> Complaint <input type="checkbox"/> Elevator <input type="checkbox"/> Boiler <input type="checkbox"/> BBL <input type="checkbox"/> Proactive <input type="checkbox"/> Vacant Property <input type="checkbox"/> Illegal Construction <input type="checkbox"/> Survey <input type="checkbox"/> Emergency <input type="checkbox"/> Other _____			
Violation Code #	Violation Description	Correction Period	Corrected	Not Corrected
	ENTIRE UNIT			
14012	NO HOT WATER (100°F)			

This Inspection Summary Report was prepared in the regular course of business of DCRA and is maintained in the files of the Inspections and Compliance Administration. It accurately reflects the condition of the property on the date written above. The undersigned declares under penalty of perjury that the foregoing information is true to the best of my knowledge, information, and belief.

Inspector Signature: Badge #: 2029 Date: 1/26/18

NO HOT WATER

(SECTION A)
FURTHER EXPLANATION
REINSPECTION AND OTHER ENFORCEMENT

The District of Columbia Department of Consumer and Regulatory Affairs ("DCRA") will conduct a re-inspection of the property on or after the date you are required to complete the specified corrective action. If DCRA determines that you have failed to correct the violation(s) within the specified period of time, your case may be referred to the Office of the Attorney General of the District of Columbia for criminal prosecution. In addition, DCRA has the right to abate any conditions for which you have been cited pursuant to D.C. Official Code § 42-3131.01 and other law, and to assess the costs of correcting the condition as a tax on the premises. Failure to pay such costs will result in a lien being placed upon your property without notice that could result in it being sold at a tax sale if you do not reimburse the District for its cost of correction.

Lead Paint

Disturbing Paint in pre-1978 Residential properties or in Child-Occupied Facilities

If work related to curing the violations cited in this NOV will disturb more than 2 square feet of paint, the respondent must use Lead-Safe Work Practices and abide by all other applicable requirements in the District's "Lead Hazard Prevention and Elimination Act, as amended" (for more info, see www.ddoe.dc.gov, Lead and Healthy Housing Division), and must also abide by an applicable requirements of EPA's "Renovation, Repair and Painting Rule" (for more info, see www.epa.gov/lead, Renovation, Repair and painting).

If you do not correct the violations for which you have been cited in this Notice of Violation, you may be issued a Notice of Infraction which requires you to pay a fine for the violation(s) that you did not timely correct. The Notice of Infraction is a separate civil matter from this Notice of Violation. If you are issued a Notice of Infraction which assesses a fine for the violation(s), you will have separate appeal rights for the Notice of Infraction. Those appeal rights will be explained in the Notice of Infraction.

REQUESTS FOR MORE TIME TO ABATE

You may request additional time to correct the conditions cited in the Notice. Extension requests must be in writing and submitted to The Chief Building Inspector, Department of Consumer and Regulatory Affairs, 1100 4th Street, SW, Washington, DC 20024, prior to the expiration of the time set for making the corrections. The Inspector who issued this Notice of Violation does not have the authority to grant an extension. Extensions will not be granted unless you demonstrate that (a) you have been proceeding in good faith to correct the violations and (b) there is good cause for the delay. Any questions about this Notice may be directed to (202) 461-3524.

SECTION B
(YOUR APPEAL RIGHTS)

You have the right to challenge this Notice requiring you to correct the violation(s) cited by requesting a hearing. To request a hearing, you may obtain a copy of the appeal form from the Office of Administrative Hearings ("OAH") located at One Judiciary Square, 441 4th Street, NW, Room 450N, Washington, DC 20001 or ask that it be faxed or emailed to you. You may also obtain the form electronically from oah.dc.gov by clicking on the link for "Filing and Forms." Then select "DCRA-Appeal of Notices of Violation(s)" and download the appeal form. You should also select the link for how to "file documents" for specific filing instructions. You may file the appeal form in person at the Office of Administrative hearings, fax it to (202) 442-4789, or email it to cahfilling@dc.gov. Alternatively, you may mail your appeal form requesting a hearing to the Clerk, Office of Administrative Hearings, One Judiciary Square, 441 4th Street, NW, Washington, DC 20001-2714. Any Notice of Violation that you are appealing should be attached to your appeal form.

Your appeal must be filed within the timeframe specified for correction in this Notice. If the last day for filing your appeal falls on a Saturday, Sunday or legal holiday in the District of Columbia, then your appeal period for requesting a hearing extends to the next business day. You may call the Office of Administrative hearings at (202) 442-9094 for assistance.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Regulatory Enforcement
Administration



SMOKE AND CARBON MONOXIDE DETECTORS

Effective March 28, 2017, DCRA will begin enforcing the requirements pertaining to the installation and maintenance of smoke detectors and carbon monoxide detectors. During the initial period, from March 1 through September 30, 2017, DCRA will be educating the public about the transition and inspectors will begin issuing "warning" notices to persons that are not in compliance with the Property Maintenance Code (2013). Beginning October 1, 2017, inspectors will issue a "Notice of Violation" to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine. If the violation is not corrected within the specified timeframe, it could result in an actual civil infraction fine.

Schedule

March 1 through September 30, 2017

- Education and outreach to partners, customers and District residents and business owners.

March 28, 2017

- Inspectors will begin issuing "warning" notices to persons that are not in compliance with the Property Maintenance Code (2013).

October 1, 2017

- Inspectors will begin issuing "Notice of Violations" to property owners failing to comply with the code. The Notice of Violation shall carry a potential fine.

For more information visit the website at: <https://dcra.dc.gov/cosmokealarm>

EXHIBIT 12



District of Columbia Fire & EMS Department
 Fire Prevention Division
 1100 4th Street SW, Suite: E-700
 Washington, D.C. 20024-4451



C1-Complaint (General Public) Assigned To ALVEAR, Edgar on 1/25/2018

Start Date: 1/11/2018 11:30:22AM
Business Name: 711 49TH ST NE
Address: 711 49TH ST NE
City/State/Zip: Washington, DC 20019

Finish Date: 1/11/2018 2:30:00PM
Occupancy ID: FP-100-852
Station No.: FPD STATION
Business Phone:

<u>Complex Info</u>	<u>Main Floor</u>	<u>Stories</u>	<u>Estimated Values</u>
Commercial Units: 0	Length: 90	Above Grade: 3	Property: \$0.00
Residential Units: 0	Width: 40	Below Grade: 2	Content: \$0.00
Complex Type: 4	Area: 3,600	Upper Construction: -	
Complex:	Construction: -		

An authorized representative of the Fire Chief of the District of Columbia Fire and EMS Department has observed the following violation(s) of the District of Columbia Fire Prevention Code at your premises.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY

<u>Violations</u>	<u>Date Found</u>	<u>Date Cleared</u>	<u>Standard/Reference</u>
2012 IFC CH 09 INSPECTION TESTING AND MAINTENANCE	1/17/2018		
Comment: BASEMENT FIRE EXTINGUISHER OBSTRUCTED BY STORAGE OF REFRIGERATORS {IFC 2012 International Code set} 901.6 - 901.6 Inspection, testing and maintenance.: Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.			
2012 IFC CH 03 MEANS OF EGRESS	1/17/2018		
Comment: STORAGE IN MEANS OF EGRESS. STORAGE OF REFRIGERATORS IN HALLWAY AND UNDER STAIRWELL NOT ALLOWED NEED TO REMOVE AND KEEP AREA CLEAR AND FREE OF OBSTRUCTIONS {IFC 2012 International Code set} 315.3.2 - 315.3.2 Means of egress.: Combustible materials shall not be stored in exits or enclosures for stairways and ramps.			
2012 IFC CH 09 INSPECTION TESTING AND MAINTENANCE	1/17/2018		
Comment: THROUGH OUT BUILDING ALL FIRE EXTINGUISHERS OUT OF SERVICE DATE 2007 {IFC 2012 International Code set} 901.6 - 901.6 Inspection, testing and maintenance.: Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.			
OTHER-FCV OTHER FIRE CODE VIOLATION	1/17/2018		
Comment: .BARS ON WINDOW IN UNIT #B-1 NOT ALLOWED NEED TO HAVE EMERGENCY EGRESS BARS ON WINDOW IN THE SLEEPING QUARTERS			

C1-Complaint (General Public) Assigned To ALVEAR, Edgar on 1/25/2018

Start Date: 1/11/2018 11:30:22AM
Business Name: 711 49TH ST NE
Address: 711 49TH ST NE
City/State/Zip: Washington, DC 20019

Finish Date: 1/11/2018 2:30:00PM
Occupancy ID: FP-100-852
Station No.: FPD STATION
Business Phone:

<u>Violations</u>	<u>Date Found</u>	<u>Date Cleared</u>	<u>Standard/Reference</u>
<p>{IFC 2012 International Code set} [B] 1029.4 - [B] 1029.4 Operational constraints.: Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with Section 1029.2 and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed in existing buildings, smoke alarms shall be installed in accordance with Section 907.2.11 regardless of the valuation of the alteration.</p> <p>2012 IFC CH 05 UTILITY IDENTIFICATION</p>	1/17/2018		
<p>Comment: LABEL ALL DOORS IN BASEMENT AREA BOILER ROOM, ELECTRICAL ROOM AND ANY UTILITY ROOMS AT TIME OF INSPECTION UNABLE TO GAIN ENTRY INTO THESE UNITS {IFC 2012 International Code set} 509.1.1 - 509.1.1 Utility identification.: Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.</p>			
<p>2012 IFC CH 09 INSPECTION TESTING MAINTENANCE</p>	1/17/2018		
<p>Comment: UNKNOWN LAST TESTING OF FIRE ALARM SYSTEM UNABLE TO VERIFY LOCATION OF FIRE ALARM PANEL {IFC 2012 International Code set} 907.8 - 907.8 Inspection, testing and maintenance.: The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.5 and NFPA 72.</p>			
<p>OTHER-COMMENTS ADDITIONAL INFORMATION</p>	1/17/2018		
<p>Comment: UNKNOWN LAST CLEAN OUT OF LAUNDRY ROOM DRYER VENTS</p>			
<p>2012 IFC CH 06 ABATEMENT OF ELECTRICAL HAZARDS</p>	1/17/2018		
<p>Comment: EXPOSED WIRES LIGHT FIXTURE IN UNIT #12 IN KITCHEN AREA {IFC 2012 International Code set} 605.1 - 605.1 Abatement of electrical hazards.: Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.</p>			
<p>2012 IFC CH 09 INSPECTION TESTING AND MAINTENANCE</p>	1/17/2018		
<p>Comment: LAUNDRY ROOM FIRE EXTINGUISHER MISSING FROM ROOM, NEED TO INSTALL AND MAINTAIN INSIDE ROOM {IFC 2012 International Code set} 901.6 - 901.6 Inspection, testing and maintenance.: Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.</p>			
<p>2012 IFC CH 06 EXTENSION CORDS</p>	1/17/2018		

C1-Complaint (General Public) Assigned To ALVEAR, Edgar on 1/25/2018

Start Date: 1/11/2018 11:30:22AM
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City/State/Zip: Washington, DC 20019

Finish Date: 1/11/2018 2:30:00PM
Occupancy ID: FP-100-852
Station No.: FPD STATION
Business Phone:

<u>Violations</u>	<u>Date Found</u>	<u>Date Cleared</u>	<u>Standard/Reference</u>
<p>Comment: USE OF EXTENSION CORDS AS PERMANENT WIRING. EXTENSION CORDS THROUGH WALLS INTO HALL WAY NOT ALLOWED NEED TO REMOVE EXTENSION CORDS. {IFC 2012 International Code set} 605.5 - 605.5 Extension cords.: Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.</p> <p>OTHER-FCV</p> <p>OTHER FIRE CODE VIOLATION</p>	1/17/2018		
<p>Comment: NEED TO ADJUST HAND RAIL BETWEEN FLOORS 3 AND 2. CENTER HAND RAIL NEED TO BE TIGHTENED {IFC 2012 International Code set} [B] 1012.3 - [B] 1012.3 Handrail graspability.: All required handrails shall comply with Section 1012.3.1 or shall provide equivalent graspability. Exception: In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; handrails shall be Type I in accordance with Section 1012.3.1, Type II in accordance with Section 1012.3.2 or shall provide equivalent graspability.</p> <p>OTHER-COMMENTS</p> <p>ADDITIONAL INFORMATION</p>	1/17/2018		
<p>Comment: TRIED TO SERVICE PROPERTY OWNER WITH COPY OF NOI ZOLL REPORT INSIDE OF PROPERTY UNABLE TO DUE PROPERTY LOCKED UNABLE TO GAIN ACCESS INTO BUILDING</p> <p>2012 IFC CH 07</p> <p>MAINTENANCE</p>	1/17/2018		
<p>Comment: MISSING FIRE RATED DOOR INSIDE OF LAUNDRY ROOM MISSING FIRE RATED DOOR TO BOILER ROOM, NEED TO HAVE FIRE RATED DOOR REINSTALLED {IFC 2012 International Code set} 703.1 - 703.1 Maintenance.: The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced when damaged, altered, breached or penetrated. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.</p> <p>2012 IFC CH 03</p> <p>MEANS OF EGRESS</p>	1/17/2018		
<p>Comment: STORAGE OF MISC. ITEMS OUT SIDE OF UNIT #B1 NOT ALLOWED , NEED TO REMOVE AND HAVE AREA CLEAR AND UNOBSTRUCTED {IFC 2012 International Code set} 315.3.2 - 315.3.2 Means of egress.: Combustible materials shall not be stored in exits or enclosures for stairways and ramps.</p> <p>WASTE MATERIAL</p>	1/17/2018		
<p>Comment: NEED TO CLEAN OUT BACK YARD OF ALL TRASH AND ACCUMULATION OF WASTE</p>			

C1-Complaint (General Public) Assigned To ALVEAR, Edgar on 1/25/2018

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City/State/Zip: Washington, DC 20019

Finish Date: 1/11/2018 2:30:00PM
Occupancy ID: FP-100-852
Station No.: FPD STATION
Business Phone:

<u>Violations</u>	<u>Date Found</u>	<u>Date Cleared</u>	<u>Standard/Reference</u>
{IFC 2012 International Code set} 304.1.1 - 304.1.1 Waste material.: Accumulations of wastepaper, wood, hay, straw, weeds, litter or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court , yard, vacant lot, alley, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreational vehicle or other similar structure.			
2012 IFC CH 09			
INSPECTION TESTING AND MAINTENANCE	1/17/2018		

Comment: UNKNOWN LAST UNIT SMOKE DETECTOR TESTING SERVICING. NEED TO VERIFY ALL UNIT SMOKE DETECTORS WORKING CONDITIONS AND AGE/SERVICEABILITY.

FOLLOWING UNITS CHECKED WHILE DOING WALK THROUGH OF BUILDING

- #12 WORKING
- #11 WORKING
- #10 WORKING
- #9 WORKING
- #8 NOT HOME
- #7 HANGING BY ITS WIRE WORKING
- # 6 NOT HOME
- #5 NOT ALLOWED ENTRY
- #4 NOT HOME
- #3 WEAK SOUND
- #2 NOT HOME
- #1 NOT WORKING
- #B1 NOT WORKING

NOTE THIS TESTING OF SMOKE DETECTORS DOES NOT MEAN THAT THIS WAS YOUR TEST. NEED FOR YOU TO HAVE FULL AUDIT OF ALL SMOKE DETECTORS IN YOUR COMPLEX.

{IFC 2012 International Code set}
 901.6 - 901.6 Inspection, testing and maintenance.: Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.

2012 IFC CH 06			
ABATEMENT OF ELECTRICAL HAZARDS	1/17/2018		

Comment: EXPOSED WIRING LOBBY AREA AT THE EXIT SIGN, EXIT SIGN PIG TALE EXPOSED

{IFC 2012 International Code set}
 605.1 - 605.1 Abatement of electrical hazards.: Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official . Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

ABATEMENT OF ELECTRICAL HAZARDS	1/17/2018		
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Comment: EXPOSED WIRING IN BASEMENT AREA LAUNDRY ROOM CEILING AREA AS WELL AS SPLICED WIRING THROUGH OUT LAINDRY ROOM

{IFC 2012 International Code set}
 605.1 - 605.1 Abatement of electrical hazards.: Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official . Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

2012 IFC CH 09			
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