

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

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

Case No. LTB 2018 LTB 015614

<b>JEMAL'S EPES DORSEY STREET, LLC</b> Plaintiff(s) 702 H Street, N.W., Suite 400 Address (No post office boxes) Washington DC 20001 City State Zip Code (202) 638-6300 Phone Number	<b>FILED</b> LANDLORD & TENANT JUN 29 2018 Superior Court of the District of Columbia Washington, D.C.	<b>ISABELLA BELLA, LLC, d/b/a Graffiato</b> Defendant(s) 707 6th Street, N.W. Address Washington, D.C. 20001 Zip Code Serve: Michael Isabella, Registered Agent 401 Massachusetts Avenue, N.W., Suite 705 Washington, DC 20001 Phone Number (if known)
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**SUMMONS TO APPEAR IN COURT AND NOTICE OF HEARING -- FORM 1S**

YOU ARE HEREBY SUMMONED AND REQUIRED TO APPEAR ON 07/20/2018 AT 9:00 A.M.  
PROMPTLY, in the Landlord and Tenant Courtroom, Room 109, Bldg. B, 510 4th Street, NW.  
Between E and F Streets, N.W., Judiciary Square Red Line Metro stop ♦ Wheelchair accessible entrance located on F Street side of building

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

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

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


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

POR MEDIO DE LA PRESENTE SE LE EXIGE Y ORDENA QUE COMPAREZCA EL 07/20/2018 A LAS 9:00 A.M. PUNTUALMENTE a la Sala de Arrendadores e Inquilinos, 510 4th Street, NW. Edificio B.  
Entre las Calles E y F, N.W., paradero de Metro, Judiciary Square, línea roja ♦ Entrada accesible para silla de ruedas por la Calle F.

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

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

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

Andrew B. Schulwolf  446644  
Plaintiff/Plaintiff's Attorney Unified Bar No.  
110 North Washington Street, Suite 300  
Address Rockville, Maryland 20850 Zip Code  
(301) 519-1919 andrew@albertandschulwolf.com  
Phone No. Email Address (required only for attorneys)

CLERK OF THE COURT

Costs of this suit to date are \$ \_\_\_\_\_  
Costas a la fecha

**SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION  
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Case No. LTB 2018 LTB 015614

JEMAL'S EPES DORSEY STREET, LLC  
Plaintiff(s)  
702 H Street, N.W., Suite 400  
Address (No post office boxes)  
Washington DC 20001  
City State Zip Code  
(202) 638-6300  
Phone Number

vs. ISABELLA BELLA, LLC, d/b/a Graffiato  
Defendant(s)  
707 6th Street, N.W.  
Address  
Washington, D.C. 20001  
City State Zip Code  
Phone Number (if known)

**VERIFIED COMPLAINT FOR POSSESSION OF REAL PROPERTY -- FORM 1D  
(Commercial Property)**

**DISTRICT OF COLUMBIA, ss:**

1. I, (name, address, and phone #) Christopher Leon, 702 H Street, N.W., Suite 400, Washington, DC, swear or affirm, under penalties of perjury, that I have knowledge of the facts set forth in this Complaint and that I am:  Plaintiff, or  Plaintiff's attorney, or  Plaintiff's agent authorized to make this verification and my relationship to Plaintiff is (explain, and if Plaintiff is a corporation, include your title) Lease Administrator, Douglas Development Corporation, Plaintiff's Managing Agent
2. Plaintiff:  is the Landlord or Owner, or  has been appointed Personal Representative of the Estate in case no. \_\_\_\_\_ and is authorized to take possession of the property, or  is not the Landlord, Owner, or Personal Representative, but has the right to demand possession because (explain) \_\_\_\_\_
3. Plaintiff seeks possession of commercial property located at 707 6th Street, N.W., 1st Floor, ~~2nd~~ 2nd Floor and Lower Level Washington, D.C. Property is in possession of Defendant, who holds it without right. Plaintiff seeks possession of property because:
  - A.  Defendant failed to pay: \$ 28,185.09 total amount due to the landlord from 6/18 to \_\_\_\_\_.  
Defendant owes:
    - Monthly base rent of \$ 18,905.83
    - Common Area Maintenance (CAM) of \$ 1,433.32 (explain) 6/18 Monthly CAM charge
    - Utility charges of \$ \_\_\_\_\_ (explain) \_\_\_\_\_
    - Taxes of \$ 4,599.03 (explain) 6/18 Monthly Real Estate Tax charge
    - Late fees of \$ 1,246.91 per month for the months of 6/18 to \_\_\_\_\_
    - Reasonable attorneys' fees of \$ 2,000.00 to date, pursuant to paragraph 23(F) of the lease.
    - Other amount of \$ \_\_\_\_\_ for (explain) \_\_\_\_\_

Notice to quit has been:  served as required by law, or  I have personally reviewed the lease and Defendant has expressly waived the right to be served with a notice to quit in paragraph no. 23(A) on page number 27 of the lease, or  Defendant has expressly waived that right in another document (attach copy).
- B.  Defendant failed to vacate the property after expiration of a properly served written  Notice to Quit or  Notice of Termination (Attach copy of Notice and affidavit of service of the Notice.)
  - 1) Content of the Notice:
    - All of the facts stated in the attached Notice were true at the time the Notice was served, or
    - Plaintiff relies only on the following facts in the attached Notice, which were true at the time the Notice was served: (specify) \_\_\_\_\_
  - 2) Compliance with the Notice: (complete if applicable)
    - a. Defendant's conduct set forth in the Notice breaches the following paragraph number(s) or provision(s) of the written lease: \_\_\_\_\_
    - b. Of the breaches listed in the attached Notice, Defendant failed to correct/cure the following breaches by the deadline set forth in the Notice: \_\_\_\_\_

- C.  For the following reason:
- Defendant is holding over after expiration of the lease.
  - Defendant is not a tenant and has no legal right to occupy the premises.
  - Other reason (explain fully) \_\_\_\_\_

Notice to quit:  is not required, or  has been served as required by law, or  I have personally reviewed the lease and Defendant has expressly waived the right to be served with a notice to quit in paragraph no. \_\_\_\_\_ on page number \_\_\_\_\_ of the lease, or  Defendant has expressly waived that right in another document (attach copy).

Therefore, Plaintiff asks the Court for: (check all that apply)

- Redeemable judgment for possession of the property described and costs taxed by the Clerk.
- Judgment for possession of the property described with no right to redeem the tenancy (non-redeemable judgment) and costs taxed by the Clerk.
- Money judgment for rent, fees defined as rent, and late fees in the total amount of \$28,185.09
- A protective order requiring that all future rent be paid into the Court Registry until the case is decided.

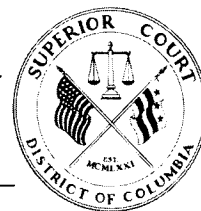
Subscribed & sworn to before me this 26<sup>th</sup> day of June, 2018  
Alexandra K. Miller 7/30/2022  
 Notary Public My Commission expires

Christopher Leon Chris Leon 6/26/18  
 Plaintiff/Plaintiff's Attorney/Plaintiff's Agent Date  
 Lease Administrator  
 Title of Person Signing (if any)

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

Andrew B. Schulwolf 446644  
 Plaintiff/Plaintiff's Attorney Unified Bar No.  
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 Phone No. Email Address (required only for attorneys)

CLERK OF THE COURT



Costs of this suit to date are \$ \_\_\_\_\_

Para pedir una traducción, llame al (202) 879-4828 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 የአማርኛ ትርጉም ለማግኘት (202) 879-4828 ይደውሉ 번역을 원하시면, (202) 879-4828 로 전화하십시오

