WASHINGTON D.C. 30-DAY NOTICE TO COMPLY OR VACATE

# Tenant/Occupant: Address: City: Washington, D.C., (ZIP Code):

This Notice is being sent to you for violating an obligation of tenancy. If you fail to correct the violation within thirty (30) days after receiving from the Landlord a notice to correct or vacate, the Landlord may begin eviction proceedings on .

You and other occupants violated the rental agreement in the following manner:

This conduct violates paragraph(s)# of the lease or the Rules and Regulations incorporated into your lease, or violates requirements of the D.C. Housing Code.

You can cure the violation(s) by:

You have thirty (30) days from the first day after service of this Notice to cure the foregoing violation(s), in which case this Notice shall be deemed withdrawn. This is the only Notice you will receive.

If within this thirty (30) day period you fail to either correct the violation(s) of your tenancy or vacate, your Landlord can take such steps as are appropriate to evict you. In order for your Landlord to evict you, your Landlord first must file in D.C. Superior Court a suit for possession of the property based upon your failure to either correct the violation(s) of your tenancy or to vacate.

Landlord’s or Agent’s Signature

Date Notice Served: Landlord Name:

Landlord Address:

Phone Number:

# NOTIFICACIÓN DE DESALOJO A 30 DÍAS POR INCUMPLIMIENTO CON EL CONTRATO O CON EL DESALOJO

Inquilino/ Ocupante: Dirección del inquilino/ propietario: Washington, D.C., (Código postal): .

Se le envía este Aviso por violar una obligación de arrendamiento. Si no corrige la infracción dentro de los treinta (30) días posteriores a la recepción del aviso del Propietario para corregir o desalojar, el Propietario puede iniciar los procedimientos de desalojo el .

Por medio de la presente se le informa de manera oficial que ha estado Incumpliendo con sus obligaciones de inquilinato en :

 Washington, D.C., (Código postal): .

Incumpliendo de la siguiente manera:

Dicho comportamiento incumple con el o los inciso(s) # de las normas o reglas incorporadas en los cánones de arrendamiento, o de los requisitos estipulados en el Código de Vivienda del Distrito de Columbia. Puede corregir el incumplimiento de la siguiente manera:

Tiene treinta (30) días a partir del primer día después de la entrega de este Aviso para subsanar la(s) infracción(es) anterior(es), en cuyo caso este Aviso se considerará retirado. Este es el único Aviso que recibirá.

Si dentro de este período de treinta (30) días usted no corrige la(s) violación(es) de su arrendamiento o desaloja, su Propietario puede tomar las medidas que sean apropiadas para desalojarlo. Para que su arrendador pueda desalojarlo, su arrendador primero debe presentar una demanda de posesión de la propiedad en el Tribunal Superior de D.C. basada en que usted no corrigió la(s) violación(es) de su arrendamiento o no desalojó.

 Fecha

 Firma del arrendador o agente

 Dirección

 Teléfon

**AFFIDAVIT OF SERVICE**

My name is , and I am authorized to serve the attached 30-Day Notice to Comply or Vacate.

I further declare that:

My age is and my date of birth is . My business address is .

At the following time AM/PM and on the following date , 20 , I served the attached 30-Day Notice to Comply or Vacate in both English and Spanish:

⬜ By personal service upon .

⬜ By substitute service upon .

⬜ By posting service. My first attempt was at the following time AM/PM and on the following date .

A copy also was sent by first-class mail, postage prepaid, to the premises on the following date

 .

Explanations and Descriptions:

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

*Printed Name Signature*

Executed this day of , 20 .