

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first day after service of this Notice to cure the foregoing violation(s), in which case this Notice shall be deemed withdrawn.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
Teléfono

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____.