

**DISTRICT OF COLUMBIA  
OFFICE OF ADMINISTRATIVE HEARINGS**  
One Judiciary Square  
441 Fourth Street, NW  
Washington, DC 20001-2714  
TEL: (202) 442-9094  
FAX: (202) 442-9451

DISTRICT OF COLUMBIA  
OFFICE OF ADMINISTRATIVE HEARINGS  
2014 SEP 15 PM 3:23

UIP 3501 13<sup>TH</sup> STREET NW, LLC  
Housing Provider/Petitioner,

v.

TENANTS OF 3501 13<sup>TH</sup> STREET, NW,  
Tenants/Respondents.

Case No.: 2014-DHCD-CI 20,840

*In re:* 3501 13th Street, NW

**CASE MANAGEMENT ORDER**

On July 16, 2014, Housing Provider/Petitioner UIP 3501 13th Street, NW, LLC, filed a capital improvement petition with the Rent Administrator's office seeking a building-wide rent surcharge that would affect all tenants. *See* D.C. Official Code § 42-3502.11. Under § 210 of the Rental Housing Act of 1985, a housing provider may petition this administrative court for a temporary rent adjustment in an amount sufficient to permit the housing provider to recover, in increased rent, the cost of capital improvements. The Housing Provider has requested a rent increase of \$991.55 per month for all units. The Rent Administrator transmitted the petition to the Office of Administrative Hearings (OAH). A copy of the petition is enclosed with the Tenants' copy of this Case Management Order.

The capital improvement petition includes the following renovations:

- (i) replacement of all windows,
- (ii) installation of all-new elevator and emergency generator,
- (iii) lobby and hallway improvements,
- (iv) water conservation program,
- (v) new entry access system and cameras,
- (vi) replacement of kitchen and bathroom appliances, cabinets, and fixtures, as