

DISTRICT OF COLUMBIA
OFFICE OF ADMINISTRATIVE HEARINGS
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DISTRICT OF COLUMBIA
OFFICE OF
ADMINISTRATIVE HEARINGS

2009 APR -8 A 9:42

CHRISTOPHER GERAKOULIAS,
Tenant/Petitioner,

v.

MORRIS MANAGEMENT, INC.,
PARK ROAD ASSOCIATES
Housing Provider/Respondent.

Case No.: RH-TP-08-29471

In re: 1648 Park Road, NW, Unit 1

FINAL ORDER

After this case was called for hearing on April 1, 2009, the parties requested a recess to continue their earlier negotiations. After several hours, they returned, stating on the record that they had reached an agreement. The parties asked that OAH enter this case as settled and dismissed, with Tenant's challenge to the Landlord's exemption from the Rental Housing Act dismissed with prejudice. The associated written settlement agreement is signed by Petitioner Chris Gerakoulis and his attorneys, Alysia Robben, Supervising Attorney, and Arley Kemmerer, Student Attorney, at the University of District of Columbia (UDC) School of Law. Carol Blumenthal, Esquire, signed the agreement for Housing Provider.

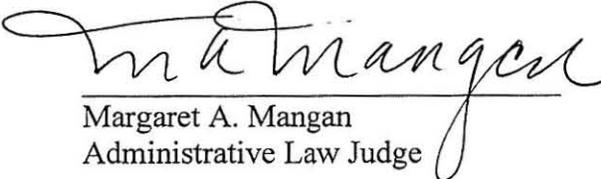
Any contested case may be disposed of by stipulation. D.C. Official Code § 2-509(a). A dismissal is without prejudice unless the parties stipulate otherwise. OAH Rule 2817.3; 2817.4. The parties' request that the case be entered as settled and dismissed is granted.

Therefore, it is this **8th** day of April, 2009:

ORDERED, that Case No RH-TP-08-29471 is **DISMISSED**; and it is further

ORDERED, that Tenant's challenge to Housing Provider's Exemption is **DISMISSED WITH PREJUDICE**; and it is further

ORDERED, that reconsideration and appeal rights appear below.


Margaret A. Mangan
Administrative Law Judge

MOTIONS FOR RECONSIDERATION

Any party served with a final order may file a motion for reconsideration within ten (10) days of service of the final order in accordance with 1 DCMR 2937. When the final order is served by mail, five (5) days are added to the 10 day period in accordance with 1 DCMR 2811.5.

A motion for reconsideration shall be granted only if there has been an intervening change in the law; if new evidence has been discovered that previously was not reasonably available to the party seeking reconsideration; if there is a clear error of law in the final order; if the final order contains typographical, numerical, or technical errors; or if a party shows that there was a good reason for not attending the hearing.

The Administrative Law Judge has thirty (30) days to decide a motion for reconsideration. If a timely motion for reconsideration of a final order is filed, the time to appeal shall not begin to run until the motion for reconsideration is decided or denied by operation of law. If the Judge has not ruled on the motion for reconsideration and 30 days have passed, the motion is automatically denied and the 10 day period for filing an appeal to the Rental Housing Commission begins to run.

APPEAL RIGHTS

Pursuant to D.C. Official Code §§ 2-1831.16(b) and 42-3502.16(h), any party aggrieved by a Final Order issued by the Office of Administrative Hearings may appeal the Final Order to the District of Columbia Rental Housing Commission within ten (10) business days after service of the final order, in accordance with the Commission's rule, 14 DCMR 3802. If the Final Order is served on the parties by mail, an additional three (3) days shall be allowed, in accordance with 14 DCMR 3802.2.

Additional important information about appeals to the Rental Housing Commission may be found in the Commission's rules, 14 DCMR 3800 et seq., or you may contact the Commission at the following address:

District of Columbia Rental Housing Commission
941 North Capitol Street, N.E.
Suite 9200
Washington, D.C. 20002
(202) 442-8949

Certificate of Service:

By Priority Mail with Delivery Confirmation (Postage Paid):

Arley Kemmerer, Student Attorney
Alysia Robben, Esq., Supervising Attorney
University of District of Columbia
David A. Clark School of Law
Housing and Consumer Law Clinic
4200 Connecticut Ave., NW
Building 39, 2nd Floor
Washington, D.C. 20008

Carol S. Blumenthal, Esq.
Blumenthal & Cordone
1700 17th Street, NW, Suite 301
Washington, DC 20009

By Inter-Agency Mail:

District of Columbia Rental Housing Commission
941 North Capitol Street, NE, Suite 9200
Washington, DC 20002

Keith Anderson
Acting Rent Administrator
Rental Accommodations Division
Department of Housing and Community Development
1800 Martin Luther King Jr. Ave., SE
Washington, DC 20020

I hereby certify that on 4-8, 2009, this document was caused to be served upon the above-named parties at the addresses and by the means stated.


Clerk / Deputy Clerk