

**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

2010 JUL 23 P 4: 34

KAREN SCHMITT,

Petitioner,

v.

LINDA LANTZ,

Respondent.

Case No.: 2009-OAH-DHCD-0000062

Agency No.: TP 29,784

In re: 616 E Street, NW #306

FINAL ORDER

On December 3, 2009, Karen Schmitt filed Tenant Petition (TP) 29,784 and alleged that Linda Lantz violated various provisions of the Rental Housing Act of 1985, D.C. Official Code §§ 42-3501.01 – 3509.07. This administrative court scheduled this matter for mediation on May 19, 2010 at 9:30 a.m. The parties appeared for mediation, with Administrative Law Judge Claudia Crichlow serving as the mediator. On June 3, 2010, this administrative court scheduled this matter for a prehearing telephone conference on June 17, 2010, at 4:30 p.m. and an evidentiary hearing on June 25, 2010, at 9:30 a.m. On June 14, 2010, Housing Provider/Respondent, through Counsel, filed a motion for continuance for the June 25, 2010, hearing date. During the prehearing conference call on June 17, 2010, the parties agreed to engage in a further mediation session prior to scheduling a hearing on the merits. On June 23, 2010, this administrative court issued an order canceling the June 25, 2010, hearing date and scheduling a mediation for July 2, 2010, at 9:30 a.m. On June 24, 2010, the parties filed a joint

motion to continue the July 2, 2010, mediation. On June 25, 2010, this administrative court granted the motion and rescheduled the mediation for July 15, 2010, at 9:30 a.m. The parties appeared for mediation and resolved all issues in the tenant petition and submitted a joint motion to dismiss the tenant petition with prejudice.

The District of Columbia Administrative Procedure Act, at D.C. Official Code § 2-509(a), provides that a contested case may be disposed of by agreed settlement. In addition, 1 DCMR 2817.3, the OAH rule governing voluntary dismissals, provides that “parties, or their authorized agents or representatives, also may file a stipulation of voluntary dismissal with prejudice, signed by all parties, their authorized agents or representatives, who have appeared in the action to dismiss an action.” Since the parties have filed a joint motion for voluntary dismissal with prejudice, the court will dismiss this action in accordance with 1 DCMR 2817.

Therefore, it is this 23rd day of July 2010:

ORDERED, that the parties’ joint motion for voluntary dismissal is hereby **GRANTED**; and it is further

ORDERED, that Case No. 2009-OAH-DHCD-0000062, Agency No. TP 29,784 is hereby **DISMISSED WITH PREJUDICE**; and it is further

ORDERED, that the appeal rights of any party aggrieved by this Order are set forth below.



Jennifer M. Long
Principal Administrative Law Judge

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
441 4th Street, N.W.
Suite 1140 North
Washington, D.C. 20001
(202) 442-8949

Certificate of Service:

By First-Class Mail (Postage Paid):

Karen Schmitt
1216 Independence Ave., SE
Washington, DC 20003

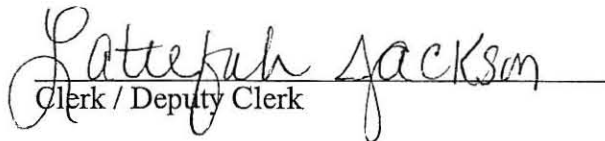
Patricia Millerioux, Esq.
Loewinger & Brand, PLLC
471 H Street, NW
Washington, DC 20001

By Inter-Agency Mail:

District of Columbia Rental Housing Commission
441 4th Street, N.W.
Suite 1140 North
Washington, D.C. 20001

Theresa Lewis
Acting Rent Administrator
District of Columbia Department of Housing and
Community Development
Housing Regulation Administration
1800 Martin Luther King Jr. Avenue, SE
Washington, DC 20020

I hereby certify that on 7-23, 2010
this document was caused to be served upon the
above-named parties at the addresses and by the
means stated.


Clerk / Deputy Clerk