

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

2009 JUL -1 P 2:15

THE ABBY TENANTS ASSOCIATION, INC.,  
Petitioner,

v.

RUBEN NEW, LLC,  
Respondent.

Case No.: RH-DR-2008-00003

*In re* 3621 Newark Street, NW

**FINAL ORDER**

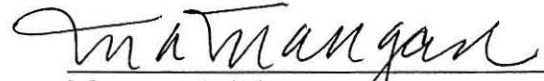
In an unopposed motion to dismiss the instant petition, Housing Provider contends that the matter has been rendered moot by its withdrawal of the Notice of Transfer. It was the Notice of Transfer that formed the basis for the Tenant Association's Petition for Declaratory Relief, filed on February 19, 2008, pursuant to D.C. Official Code § 42-3405.05.03(a)<sup>1</sup>. Indeed, since a controversy no longer exists between the parties, dismissal is warranted. *See Citizens Association of Georgetown v. D.C. Alcoholic Beverage Control Board*, 279 A. 2d., 514 (D.C. 1971).

Therefore, it is, this 15<sup>th</sup> day of July, 2009:

**ORDERED**, that Case No. RH-DR-2008-00003 is **DISMISSED AS MOOT**; and it is further

<sup>1</sup> After the Rental Conversion and Sale Administrator found reasonable grounds to convene a hearing on November 4, 2008, the matter was transferred to this Office of Administrative Hearings.

**ORDERED**, that the reconsideration and appeal rights of any person aggrieved by this Order 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):**

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Suite 301  
Washington, DC 20009

J.R. Schuble, Jr.  
4800 Montgomery Lane  
10<sup>th</sup> Floor  
Bethesda, MD 20814

I hereby certify that on 7-1, 2009, a copy of this document was caused to be served upon the above-named parties at the addresses and by the means stated.

  
Clerk / Deputy Clerk