

**SUPPLEMENTAL CITATIONS**

App No \_\_\_\_\_  
\_\_\_\_\_

**IN THE SUPREME COURT OF THE UNITED STATES**

Lori Saxon,  
Applicant

vs.

Denizen Development, L.L.C.  
Respondents

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) Case No. \_\_\_\_\_  
)  
) DCCA. No. 23-CV-87  
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**EXTRAORDINARY EMERGENCY APPLICATION FOR A STAY**

To The Honorable John G. Roberts, Jr., Chief Justice for the D.C. Circuit

Lori Saxon  
Applicant  
Pro Se  
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703-625-4343

Applicant Lori Saxon is not a tenant and was denied all due process.

<https://www.usmarshals.gov/local-districts/dc-superior-court/district-of-columbia-superior-court-evictions-process>

## **District of Columbia, Superior Court - Evictions Process**

### **New process began August 13, 2018**

The U.S. Marshals Service (USMS) is responsible for executing evictions (writs of restitution) issued by D.C. Superior Court judges, a responsibility unique to the U.S. Marshals Service within the District of Columbia. In other jurisdictions, evictions are generally carried out by the local sheriff's office or other local law enforcement agency.

In order to bring it in line with other urban jurisdictions, the U.S. Marshals Service has updated its procedures and adopted significant changes to modernize evictions to ensure that they are carried out in a safe, compassionate, and professional manner while also efficiently carrying out the court's orders.

### **Important changes**

- Eviction notices to tenants will include the scheduled eviction date
- Tenants will have a minimum of three weeks' notice of the eviction date
- Tenants' personal property will no longer be removed and placed on public streets

### **Filing**

- Writs are filed in Landlord and Tenants Court
- Landlord and Tenant then forwards the writ to the U.S. Marshals office for scheduling of the eviction
- Issued writs have a life of 75 calendar days

## **Scheduling of evictions**

- The U.S. Marshals Service will make 3 attempts to schedule evictions by telephone. After the 3rd failed attempt, WRITS will be canceled and returned to Landlord and Tenant Court.
- Once scheduled, eviction notices will be sent to the tenant at the address on the writ via first class mail with the scheduled date of eviction and other relevant information. (Previously, evictions could occur any time within 75 day lifespan of the court order.)
- No evictions are scheduled on Saturdays, Sundays, holidays, or on judicial training days.

## **Tenant responsibilities**

- Satisfy the judgment or vacate the premises before the date of the eviction in order to avoid eviction.
- Once the U.S. Marshals Service arrives to execute the eviction, tenants must obey orders from the deputies and will have only a few minutes to collect valuables, medication, etc., before being asked to step out of the premises.
- You should remove all property before the eviction date if possible. Once the eviction occurs, you will lose access to the property without the permission of the property owner.

## **Landlord responsibilities**

- Be available by phone to discuss the date of eviction with the U.S. Marshals Service.
- Landlord must not utilize "U.S. Marshals Service Notice" as notice for tenant since it does not meet the of D.C. Legislative legal requirements.

- Once the eviction date arrives, the landlord must have a working key or locksmith who can gain entry to the property within 10 minutes.
- Landlords will need to know the purge amount necessary to stop the eviction, if applicable.

### **Weather Delays**

- The U.S. Marshals Service will not complete the eviction when precipitation is falling or when the temperature is forecasted to fall below 32 degrees Fahrenheit that day.
  - In such situations, the U.S. Marshals Service will make contact with the tenants if they are present and discuss the anticipated delay for the eviction.
  - The property will be prominently posted with a notice that an eviction is in progress and that the eviction will be completed on the next available date on which the temperature and precipitation permit.
  - U.S. Marshals Service personnel will attempt to contact landlord and management on the day of the eviction to discuss availability.
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### **More information**

#### **Scheduling and Execution – U.S. Marshals Service**

- Email: [DCevictions@usdoj.gov](mailto:DCevictions@usdoj.gov)
- Phone: (202) 616-8633

#### **Court Process – D.C. Superior Court Landlord & Tenant Branch**

- Website: [Landlord and Tenant](#)
- Phone: (202) 879-4879

## **Tenant Services – Office of the Tenant Advocate**

- Website: [Office of Tenant Advocate](#)
- Phone: (202) 719-6560

## **D.C. Legislation**

- Website: [Legislation and Laws](#)((Title 42. Real property, Chapter 35. Rental Housing Generally, Subchapter V. Evictions; retaliatory Actions and other Matters)

## **U.S. Marshals Service**

- [Publication #22, Writs of Restitution](#) (Evictions)
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Respectfully submitted,

/S/

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