

APR 27 2026

25A1204

IN THE SUPREME COURT OF THE UNITED STATES

STEVEN WARD, Applicant/Petitioner,

v.

NYT OWNER, LLC

(as substituted for THOS. D. WALSH, INC., REALTORS), Respondent.

No. 25-6967

**RENEWED EMERGENCY APPLICATION FOR STAY OF EXECUTION
PENDING REVIEW OF INTERLOCUTORY AND FINAL ORDERS**

To the Honorable John G. Roberts, Jr., Chief Justice of the United States and
Circuit Justice for the District of Columbia:

Applicant Steven Ward respectfully renews his emergency application for a stay of
execution of the April 14, 2026, Judgment for Possession and disbursement of
registry funds in Case No. 2024-LTB-010829, and the April 10, 2026, Order of the
District of Columbia Court of Appeals Case No. 26-CV-0138 following a "Review

RECEIVED

APR 29 2026

OFFICE OF THE CLERK
SUPREME COURT, U.S.

Vacuum" -- a signed written order remains unavailable for appellate attachment, while a Writ of Restitution has been issued for immediate eviction.

I. JURISDICTION The jurisdiction of this Court is invoked under 28 U.S.C. § 1257. Applicant seeks review of a final judgment and interlocutory orders from the District of Columbia Court of Appeals—the highest court of the District in which a decision could be had—which has effectively insulated a trial court’s jurisdictional errors from review. Applicant further moves for a stay pursuant to 28 U.S.C. § 2101(f) to prevent the irreparable harm of physical eviction and the irreversible disbursement of registry funds before this Court can address the substantial federal questions presented.

II. COMPLIANCE WITH RULE 23.3 (STATUS OF LOWER COURT RELIEF)

In response to the Clerk’s letter dated April 24, 2026, Applicant clarifies that all reasonable avenues for a stay in the lower courts have been exhausted or effectively blocked by a "**Review Vacuum.**" * **Superior Court:** On April 14, 2026, Applicant moved for an emergency stay, which was effectively ignored as the Court proceeded to enter Judgment for Possession.

- **D.C. Court of Appeals (DCCA):** As evidenced by **Exhibit E**, Applicant sought an emergency stay and filed a Notice of Jurisdictional Protest. The

DCCA's dismissal for lack of "finality" (Exhibit A), while the trial court simultaneously executes a Writ of Restitution (Exhibit G), creates a jurisdictional void where execution is immediate but judicial review is structurally impossible.

III. JUDGMENTS TO BE REVIEWED

- **April 10, 2026, DCCA Order (Exhibit A):** This order dismissed Applicant's appeal for lack of finality while authorizing the retroactive substitution of Respondent NYT Owner, LLC, despite the underlying complaint being *void ab initio* for failure to comply with D.C. Code § 16-1501(c)(1).
- **April 14, 2026, Judgment for Possession (Exhibit B):** The trial court entered a "Redeemable Judgment" while refusing to issue the signed, written order required to perfect an appeal. The procedural confusion is confirmed by **Exhibit C** (Notice of Trial), which continued to caption the case under the original, non-standing entity, and **Exhibit D** (Notice of Judgment), which was mailed to "No Known Address," illustrating the breakdown of due process.

IV. ARGUMENT FOR STAY

1. Jurisdictional Fraud and Standing Defects. The underlying case lacked the mandatory registration required by D.C. Code § 16-1501(c)(1) at its inception. The trial court's own record reflects this instability; **Exhibit C** proves that as of the trial date, the court was still proceeding under the name of the original Plaintiff, yet the judgment was entered for a substituted entity. This "bait-and-switch" of parties on the day of judgment facilitates the unauthorized practice of law and bypasses jurisdictional prerequisites. The underlying judgment is void *ab initio*. Under D.C. Code § 16-1501(c)(1), mandatory registration is a condition precedent to the court's subject matter jurisdiction. As argued in Applicant's Jurisdictional Protest, the Respondent failed to satisfy these requirements at the case's inception. A court acting without subject matter jurisdiction possesses no power to issue a Writ of Restitution; to allow such a writ to be executed violates the fundamental principle that jurisdictional defects may be challenged at any stage of proceedings.

2. The "Review Vacuum" and Due Process. The central issue is whether a court violates the Due Process Clause of the Fourteenth Amendment by executing a judgment while withholding the formal written order necessary to perfect an appeal. Here, the U.S. Marshal has been commanded to execute an eviction (Exhibit G) based on a docket entry that the DCCA refuses to recognize as a "final

order" for purposes of appeal. This places Applicant in a position where his property and possessory interests are seized before any appellate court has reviewed the underlying merits or jurisdiction. The "Review Vacuum" is not a mere delay; it is a physical barrier evidenced by **Exhibit D**. While the trial court claims a judgment was "entered" to justify an eviction, it has withheld the formal signed order. The DCCA then uses this lack of a signed order to deny review (Exhibit A), while the Marshal proceeds with the Writ of Restitution (Exhibit G). This denies Applicant the right to be heard "at a meaningful time and in a meaningful manner."

3. Irreparable Harm and Registry Mismatch. Applicant faces imminent physical eviction and the final disbursement of \$6,600.00 from the court registry. As shown in **Exhibit F**, these funds are being released to a substituted entity (NYT Owner, LLC) that was not the party of record when the funds were deposited. Absent a stay, the Applicant's property and possessory interests will be seized before any appellate court has the opportunity to address the trial court's lack of subject matter jurisdiction. This disbursement facilitates the unauthorized practice of law and ensures that, even if Applicant eventually prevails on the merits, the funds will have been transferred to a substituted entity, rendering recovery difficult or impossible.

V. CONCLUSION The "summary" nature of landlord-tenant proceedings cannot override the constitutional requirement of due process. Because the lower courts have created a procedural environment where execution precedes the possibility of review, the intervention of this Court is the only remaining safeguard. Applicant respectfully requests an immediate stay of the Writ of Restitution and the disbursement of registry funds.

Respectfully submitted,

Stephen Ward

/s/ Steven Ward

April 27, 2026

Dated: April 27, 2026

Applicant Pro Se

CERTIFICATE OF SERVICE

I, Steven Ward, do certify that on this **27th day of April, 2026**, as required by **Supreme Court Rule 29**, I have served the enclosed **RENEWED EMERGENCY APPLICATION FOR STAY OF EXECUTION PENDING REVIEW OF INTERLOCUTORY AND FINAL ORDERS** in Case No. 25-6967 on the following parties by depositing one copy of the same in the United States mail, with first-class postage prepaid, and via electronic mail, addressed to:

Counsel for Respondent:

Ian A. Williams, Esq.

Law Office of Ian A. Williams

225 South Adams Street,

Arlington, VA 22204

ian@IAW-LAW.com

Melissa S. Polito, Esq. / Sean K. Cash, Esq.

Mallios, Rider & Goley, LLP

4200 Parliament Place, Suite 100,

Lanham, MD 20706

scash@mmrlaw.com

Steven Ward April 27, 2026

I further certify that all parties required to be served have been served.

Respectfully submitted,

 April 27, 2026

/s/ Steven Ward

Applicant Pro Se

2023 4th Street NE #302, Washington, D.C. 20002

(202) 847-9691 | stephendavidcegzz@yahoo.com

INDEX OF EXHIBITS

- **Exhibit A:** April 10, 2026, DCCA Order of Dismissal.
- **Exhibit B:** Superior Court ROA (Pages 23-25) showing April 14 Judgment Entry.
- **Exhibit C:** Notice of In Person Non-Jury Trial [from ROA Judgment link] (Addressed to Steven Ward / Thos D. Walsh Inc.).
- **Exhibit D:** Notice of Judgment (Addressed to "No Known Address" / NYT Owner LLC).
- **Exhibit E:** DCCA Filing Confirmations (Nos. 95267 / 95345 , inter alia).
- **Exhibit F:** Disbursement Order Request (Dated April 21, 2026).
- **Exhibit G:** Writ of Restitution (Issued April 22, 2026).

**District of Columbia
Court of Appeals**



No. 26-CV-0138

STEVEN WARD,
Appellant

v.

2024-LTB-010829

NYT OWNER, LLC,
Appellee.

BEFORE: Beckwith, Easterly, and Shanker, Associate Judges.

ORDER

On consideration of appellant's response (filed in Superior Court) to this court's March 19, 2026, order directing him to show cause why this appeal should not be dismissed as taken from nonfinal orders; appellant's emergency motion for a stay, which the March 19, 2026, order denied in part and held in abeyance in part; appellant's combined motion to supplement the record and renewed emergency motion for a stay; appellant's various "notices"; and appellant's motion for leave to file a lodged supplemental notice; and it appearing that NYT Owner, LLC, has been substituted as the plaintiff below, it is

ORDERED that NYT Owner, LLC, is substituted for Thos. D. Walsh, Inc., Realtors, as the appellee in this matter. It is

FURTHER ORDERED that appellant's motion for leave to file the lodged supplemental notice is granted and the Clerk shall file the lodged notice. It is

FURTHER ORDERED that appellant's combined motion to supplement the record and renewed emergency motion for a stay is denied to the extent appellant seeks to supplement the record. It is

FURTHER ORDERED that appellant's stay motions are denied. *See Barry v. Wash. Post Co.*, 529 A.2d 319, 321 (D.C. 1987) (explaining that to prevail on a motion for stay, the movant must demonstrate that he is likely to succeed on the

Exhibit **A**

No. 26-CV-0138

merits of the appeal; irreparable harm will result if the stay is denied; the opposing party will not be harmed by the stay; and a stay would be in the public interest); *see also* *FTC v. Dean Foods Co.*, 384 U.S. 597, 603 (1966) (explaining that the All Writs Act, 28 U.S.C § 1651(a), empowers appellate courts to issue writs appropriate in aid of their jurisdiction); *A.C. v. N.W.*, 160 A.3d 509, 524 n.22 (D.C. 2017) (noting that the All Writs Act applies to “all courts established by Act of Congress” including the D.C. courts). It is

FURTHER ORDERED that the appeal is dismissed as having been taken from nonfinal and nonappealable orders of the Superior Court. *See* D.C. Code § 11-721(a) (stating this court has jurisdiction over appeals from “all final orders and judgments of the Superior Court of the District of Columbia” and “interlocutory orders . . . granting, continuing, modifying, refusing, or dissolving or refusing to dissolve or modify injunctions”); *Rolinski v. Lewis*, 828 A.2d 739, 745-46 (D.C. 2003) (“Normally, an order or judgment is deemed to be final only if it disposes of the whole case on its merits so that the court has nothing remaining to do but to execute the judgment or decree already rendered.” (citations and internal quotation marks omitted)). An appeal may be taken after an adverse final judgment of the Superior Court.

PER CURIAM

Copies e-served to:

Honorable Shana Frost Matini

Magistrate Judge Sherry M. Trafford

QMU – Civil Division

Steven Ward

Ian A. Williams, Esquire

cml

Exhibit A

Landlord Tenant
Case Summary
Case No. 2024-LTB-010829

Appeal Dismissed by DCCA

04/11/2026

Documents are available. Click here to view the documents.

Motion for Summary Judgment Filed

(Judicial Officer: Raffinan, Maribeth)

DEFENDANTS EMERGENCY MOTION FOR SUMMARY JUDGMENT, Affidavit of Retaliatory Action, and NOTICE OF STANDING ON THE RECORD

Docketed on:

04/13/2026

Filed by:

Defendant WARD, STEVEN

04/13/2026

A document is available. Click here to view the document.

Order Denying Motion

(Judicial Officer: Matini, Shana Frost)

Order denying Defendant's Motion for Reconsideration, e-filed on 4/13/26.

Signed on:

04/13/2026

04/13/2026

A document is available. Click here to view the document.

Order Denying Motion

04/13/2026

Notice

04/13/2026

Documents are available. Click here to view the documents.

Notice

NOTICE OF FILING SUPPLEMENTAL EXHIBITS S-1 THROUGH S-5 IN SUPPORT OF STANDING ON THE RECORD

04/14/2026

Documents are available. Click here to view the documents.

Non-Jury Trial (10:00 AM) (Judicial Officer: Trafjord, Sherry M)

MINUTES - 04/14/2026

Held and Completed:

Journal Entry Details:

COURTSMART(B-53) IN PERSON Attorney Williams present for the plaintiff in person. Defendant present pro se in person. Case certified to Judge Raffinan at 11:00am in courtroom 519:

Parties Present:

Private Practice Attorney

Williams, Ian A

Defendant

WARD, STEVEN

Held and Completed

04/14/2026

Non-Jury Trial (11:00 AM) (Judicial Officer: Raffinan, Maribeth)

MINUTES - 04/14/2026

Judgment - Redeemable Judgment at Non-Jury Trial (Judicial Officer: Raffinan, Maribeth)

Civil Judgment

Judgment and Financial Details

Redeemable

Judgment For: NYT OWNER LLC

Judgment Against: WARD, STEVEN

Held and Completed:

Journal Entry Details:

CourtSmart:519/WEBEX/ IN PERSON Plaintiff Attorney Ian Williams present in person. Defendant present pro se in person. Defendant's oral motion to Dismiss for lack of Jurisdiction is DENIED. Defendant's motion for Summary Judgment is DENIED. Monthly Rent \$550.00. Trans Lux balance \$23,650.00. Sworn testimony heard from Plaintiff's witnesses: Christopher Vanarsdale, Michael Damskey and James Dean. Plaintiff's exhibits: (1) Rent Ledger, (2) Rent Ledger of May 2024-September 2025, (3) Rent Ledger of September 18, 2025- May 1, 2026), (8) Affidavit of proof of service reviewed and admitted. Defendant declines to be sworn for trial. Defendant entered no evidence. REDEEMABLE Judgment for possession entered in favor of the Plaintiff NYT OWNER LLC against the Defendant STEVEN WARD in the amount of \$23,650.00. Funds in the registry to be released to Plaintiff upon filing a disbursement requests. Plaintiff can file paperwork to schedule an eviction. Plaintiff to file form 6, DDS:

Parties Present:

Plaintiff

NYT OWNER LLC

Defendant

Landlord Tenant
Case Summary
Case No. 2024-LTB-010829

WARD, STEVEN

Held and Completed

04/14/2026

Oral Order Denying

(Judicial Officer: Raffinan, Maribeth)

Defendant's oral motion to Dismiss for lack of Jurisdiction is DENIED

04/14/2026

Oral Order Denying

(Judicial Officer: Raffinan, Maribeth)

Defendant's motion for Summary Judgment is DENIED

04/14/2026

Documents are available. [Click here to view the documents.](#)

Judgment

(Judicial Officer: Raffinan, Maribeth)

REDEEMABLE Judgment for possession entered in favor of the Plaintiff NYT OWNER LLC against the Defendant STEVEN WARD

Signed On:

04/14/2026

04/14/2026

Documents are available. [Click here to view the documents.](#)

Motion to Stay Filed

Docketed on:

04/15/2026

Filed by:

Defendant WARD, STEVEN

04/14/2026

A document is available. [Click here to view the document.](#)

Notice to Tenant of Payment Required to Avoid Eviction Filed

Mailed by Clerk on 04/20/2026

Party:

Plaintiff NYT OWNER LLC

04/15/2026

Documents are available. [Click here to view the documents.](#)

Notice

(Notice of Compliance with Protective Order and Payment under protest)

04/15/2026

A document is available. [Click here to view the document.](#)

Notice of Appeal Filed

DCCA Appeal Number:

Docketed on:

04/15/2026

Filed by:

Defendant WARD, STEVEN

04/15/2026

A document is available. [Click here to view the document.](#)

Notice of Appeal (Public) Processed and Forwarded to DCCA

d869f8a3-a8f6-4b99-9885-c8441cb8c13c

04/15/2026

A document is available. [Click here to view the document.](#)

Notice of Appeal (Public) Manually Processed and Fwd to DCCA

04/15/2026

A document is available. [Click here to view the document.](#)

Notice to Court (Praecipe) Filed

Defendant Praecipe notifying the court the case being closed is why defendant could not made the \$550.00 payment in the court registry Filed.

Docketed on:

04/15/2026

Filed by:

Defendant WARD, STEVEN

04/21/2026

A document is available. [Click here to view the document.](#)

Disbursement Request Filed

Filed By:

Landlord Tenant
Case Summary
Case No. 2024-LTB-010829

Plaintiff NYT OWNER LLC

04/22/2026

Documents are available. [Click here to view the documents.](#)

Notice

NOTICE TO CLERK OF REGISTRY MISMATCH

04/22/2026

A document is available. [Click here to view the document.](#)

Writ of Restitution Received

04/22/2026

Documents are available. [Click here to view the documents.](#)

Opposition to Motion Filed

DEFENDANT'S OPPOSITION TO DISBURSEMENT ORDER REQUEST AND MOTION TO STAY DISBURSEMENT PENDING APPELLATE JURISDICTIONAL REVIEW

Docketed On:

04/24/2026

Filed By:

Defendant WARD, STEVEN

04/23/2026

Documents are available. [Click here to view the documents.](#)

CANCELED Remote Motion Hearing (3:00 PM) (Judicial Officer: Trafford, Sherry M)

Vacated

04/30/2026

Documents are available. [Click here to view the documents.](#)

CANCELED Remote Motion Hearing (2:00 PM) (Judicial Officer: Landlord & Tenant, Courtroom B53)

Vacated

05/04/2026

Documents are available. [Click here to view the documents.](#)

CANCELED Remote Motion Hearing (2:00 PM) (Judicial Officer: Landlord & Tenant, Courtroom B53)

Vacated

05/05/2026

Documents are available. [Click here to view the documents.](#)

Remote Motion Hearing (3:00 PM) (Judicial Officer: Landlord & Tenant, Courtroom B53)

05/11/2026

Documents are available. [Click here to view the documents.](#)

CANCELED Remote Motion Hearing (2:00 PM) (Judicial Officer: Landlord & Tenant, Courtroom B53)

Vacated

05/15/2026

Documents are available. [Click here to view the documents.](#)

CANCELED Remote Motion Hearing (3:00 PM) (Judicial Officer: Landlord & Tenant, Courtroom B53)

Vacated

05/18/2026

Documents are available. [Click here to view the documents.](#)

CANCELED Remote Motion Hearing (2:00 PM) (Judicial Officer: Landlord & Tenant, Courtroom B53)

Vacated

05/18/2026

Documents are available. [Click here to view the documents.](#)

CANCELED Remote Motion Hearing (2:00 PM) (Judicial Officer: Landlord & Tenant, Courtroom B53)

Vacated

05/26/2026

Documents are available. [Click here to view the documents.](#)

CANCELED Remote Motion Hearing (2:00 PM) (Judicial Officer: Landlord & Tenant, Courtroom B53)

Vacated

Other Documents

07/21/2025

Court Document - Public/Anonymous User

Case Summary

5 Pages

Exhibit B



Superior Court of the District of Columbia
Civil Division - Landlord and Tenant Branch
510 4th St NW, Room 110, Washington DC 20001
202-879-4879 | www.dccourts.gov

First Class Mail
U. S. Postage Paid
Washington, D.C.
Permit No. 1726

STEVEN WARD
2023 4th ST NE #302
WASHINGTON DC 20002

You are named in a lawsuit filed in the Superior Court of the District of Columbia. If you cannot appear at the hearing, please contact the Clerk's Office immediately for more information. If Plaintiff does not participate, the case may be dismissed. If Defendant does not participate, default or judgment may be entered.

For case information, please contact the Landlord and Tenant Branch Clerk's Office by phone at 202-879-4879 or by live chat at <https://www.dccourts.gov/services/civil-matters/landlord-tenant>.

To access your case information online, please visit www.dccourts.gov/services/cases-online.

For free legal assistance, please call:

Landlord Tenant Legal Assistance Network (LTLAN) at 202-780-2575. LTLAN provides assistance to all tenants and small landlords facing residential housing issues in the District of Columbia.

Case Caption: THOS. D. WALSH, INC., REALTORS v. STEVEN WARD

To: STEVEN WARD

Case Number: 2024-LTB-010829

NOTICE OF IN PERSON NON-JURY TRIAL

Your case is scheduled for a(n) **Non-Jury Trial** on **04/14/2026** at **10:00 AM**

Courtroom Number: Courtroom B-53

Courtroom Address: 510 4th St NW, Washington DC 20001

For questions, please contact the Landlord and Tenant Branch Clerk's Office at 202-879-4879.

To change your method of hearing participation, visit www.dccourts.gov/services/remote-hearing-information for instructions and forms.

Exhibit C



Superior Court of the District of Columbia
Civil Division - Landlord and Tenant Branch
510 4th St NW, Room 110, Washington DC 20001
202-879-4879 | www.dccourts.gov

First Class Mail
U. S. Postage Paid
Washington, D.C.
Permit No. 1726

No Known Address

Case Style: NYT OWNER LLC v. STEVEN WARD

To:

Case Number: 2024-LTB-010829

JUDGMENT

This action came before this Court for a Non-Jury Trial before Associate Judge Maribeth Raffinan. With proof being duly presented and the judge having rendered a decision it is on this the 14th day of April, 2026,

ORDERED that REDEEMABLE Judgment for possession entered in favor of the Plaintiff NYT OWNER LLC against the Defendant STEVEN WARD



Clerk of the Superior Court

Seeking Review or Appeal

If a Magistrate Judge decides your matter, you have fourteen calendar days from the date that the judgment is entered to file a Motion for Judicial Review in your case. A party may not submit any new evidence with a Motion for Judicial Review. The Motion for Judicial Review of the Magistrate Judge's decision will be reviewed by an Associate Judge.

If an Associate Judge decides your matter or Motion for Judicial Review, you have thirty days from the date that the judgment or order is entered to file a Notice of Appeal with the Clerk of Superior Court's Office who will transmit the Notice of Appeal to the Court of Appeals.

Exhibit D

Accepted Filing Notification for Case No. 2024-LTB-010829 (NYT OWNER LLC v. STEVEN WARD)

From: no-reply@efilingmail.tylertech.cloud
 To: stephendavidcegzz@yahoo.com
 Date: Wednesday, April 15, 2026 at 09:55 AM EDT

Filing Accepted
 Envelope Number: **568991**

The filing below was reviewed and has been accepted by the clerk's office. Be sure to click the link below to retrieve your file stamped copy of the document filed.

Filing Details	
Court	Civil
Case Number	2024-LTB-010829
Case Style	NYT OWNER LLC v. STEVEN WARD
Date/Time Submitted	4/13/2026 9:16 PM CST
Date/Time Accepted	4/15/2026 8:55 AM CST
Accepted Comments	
Filing Type	Notice
Activity Requested	EFileAndServe
Filed By	Stephen Ward

Document Details	
Lead File	Ward_Notice_Supplemental_Exhibits_S1-S5.pdf
Lead File Page Count	2
File Stamped Copy	<p>https://efmdc.tylertech.cloud/ViewDocuments.aspx?FID=4a66ef96-a8e4-4772-a697-13a94d5eefe7 This link is active for 90 days. To access this document, you will be required to enter your email address. Click here for more information.</p>

For technical assistance, contact your service provider
[Contact Tyler Technologies](#)

Notification of Service for Case No. 2024-LTB-010829 (NYT OWNER LLC v. STEVEN WARD)

From: no-reply@efilingmail.tylertech.cloud

To: stephendavidcegzz@yahoo.com

Date: Tuesday, April 14, 2026 at 09:07 PM EDT

Notification of Service

Envelope Number: **569615**

This is a notification of service for the filing listed. Please click the link below to retrieve the submitted document.

Filing Details	
Case Number	2024-LTB-010829
Case Style	NYT OWNER LLC v. STEVEN WARD
Date/Time Submitted	4/14/2026 8:07 PM CST
Filing Type	Motion Filed
Filed By	Stephen Ward
Service Contacts	Other Service Contacts not associated with a party on the case: Melissa Polito (mpolito@mmrlaw.com) Ian Williams (ianwilliams1@gmail.com) Stephen Ward (stephendavidcegzz@yahoo.com)

Document Details	
Service Copy	You have received a service copy of a filing. Access the filing by clicking: https://efmdc.tylertech.cloud/ViewServiceDocuments.aspx?ADMIN=0&SID=c2d15998-ee15-43d1-afe6-763451c7bead This link is active for 45 days. To access this document, you will be required to enter your email address. Click here for more information.

Please do not reply to this email. It was generated automatically by no-reply@efilingmail.tylertech.cloud

Exhibit E

D.C. Court of Appeals E-Filing Submission Notice - 26-CV-0138 - STEVEN WARD V. NYT OWNER, LLC

From: noreply1@dcaappeals.gov

To: stephendavidcegzz@yahoo.com

Date: Tuesday, April 14, 2026 at 11:42 PM EDT

This is a notice to inform you that the MOTIONS - Stay Lower Court/Agency Order filed on 26-CV-0138 has been successfully submitted to the D.C. Court of Appeals.

Your confirmation number is 95129.

You will be notified when the court has finished its review of the filing.

This e-mail was sent to stephendavidcegzz@yahoo.com by the D.C. Court of Appeals E-Filing website.

Do not respond to this system generated e-mail notification. If you have questions or need assistance contact the Clerk's office at efilehelp@dcaappeals.gov. For technical help contact efiletech@dcaappeals.gov.

Exhibit E

D.C. Court of Appeals E-Filing Approval Notice - 26-CV-0138 - STEVEN WARD V. NYT OWNER, LLC

From: noreply1@dcaappeals.gov

To: stephendavidcegzz@yahoo.com

Date: Wednesday, April 15, 2026 at 02:08 PM EDT

This is a notice to inform you that the MOTIONS - Reinstate Appeal filed on 26-CV-0138 has been accepted by the Court Clerk. This filing can be viewed at <https://efile.dcaappeals.gov/filing/summary.do?eservice=true&electronicFilingID=95129>.

Docket Description: Motion To Reinstate Appeal and Emergency Motion to Execution Pending Appeal

Notice will be electronically mailed to:

Ian A. Williams: ianwilliamslaw@verizon.net

This e-mail was sent to stephendavidcegzz@yahoo.com by the D.C. Court of Appeals E-Filing website.

Do not respond to this system generated e-mail notification. If you have questions or need assistance contact the Clerk's office at efiletech@dcaappeals.gov. For technical help contact efiletech@dcaappeals.gov.

Exhibit E

D.C. Court of Appeals E-Filing Submission Notice - 26-CV-0138 - STEVEN WARD V. NYT OWNER, LLC

From: noreply1@dcappeals.gov

To: stephendavidcegzz@yahoo.com

Date: Saturday, April 18, 2026 at 05:24 AM EDT

This is a notice to inform you that the MOTION FOR LEAVE - Motion for Leave filed on 26-CV-0138 has been successfully submitted to the D.C. Court of Appeals.

Your confirmation number is 95254.

You will be notified when the court has finished its review of the filing.

This e-mail was sent to stephendavidcegzz@yahoo.com by the D.C. Court of Appeals E-Filing website.

Do not respond to this system generated e-mail notification. If you have questions or need assistance contact the Clerk's office at fil@dcappeals.gov. For technical help contact fil-tech@dcappeals.gov.

Exhibit E

D.C. Court of Appeals E-Filing Submission Notice - 26-CV-0138 - STEVEN WARD V. NYT OWNER, LLC

From: noreply1@dcaappeals.gov (noreply1@dcaappeals.gov)

To: stephendavidcegzz@yahoo.com

Date: Sunday, April 19, 2026 at 03:14 PM EDT

This is a notice to inform you that the MOTION FOR LEAVE - Motion for Leave filed on 26-CV-0138 has been successfully submitted to the D.C. Court of Appeals.

Your confirmation number is 95257.

You will be notified when the court has finished its review of the filing.

This e-mail was sent to stephendavidcegzz@yahoo.com by the D.C. Court of Appeals E-Filing website.

Do not respond to this system generated e-mail notification. If you have questions or need assistance contact the Clerk's office at clerk@dcaappeals.gov. For technical help contact help@dcaappeals.gov.

D.C. Court of Appeals E-Filing Submission Notice - 26-CV-0138 - STEVEN WARD V. NYT OWNER, LLC

From: noreply1@dcapeals.gov (noreply1@dcapeals.gov)

To: stephendavidcegzz@yahoo.com

Date: Monday, April 20, 2026 at 12:46 AM EDT

This is a notice to inform you that the MOTIONS - Reinstate Appeal filed on 26-CV-0138 has been successfully submitted to the D.C. Court of Appeals.

Your confirmation number is 95267.

You will be notified when the court has finished its review of the filing.

This e-mail was sent to stephendavidcegzz@yahoo.com by the D.C. Court of Appeals E-Filing website.

Do not respond to this system generated e-mail notification. If you have questions or need assistance contact the Clerk's office at clerk@dcapeals.gov. For technical help contact efilinghelp@dcapeals.gov.

Exhibit E

D.C. Court of Appeals E-Filing Submission Notice - 26-CV-0138 - STEVEN WARD V. NYT OWNER, LLC

From: noreply1@dcaappeals.gov

To: stephendavidcegzz@yahoo.com

Date: Monday, April 20, 2026 at 09:00 AM EDT

This is a notice to inform you that the MOTION FOR LEAVE - Motion for Leave filed on 26-CV-0138 has been successfully submitted to the D.C. Court of Appeals.

Your confirmation number is 95254.

You will be notified when the court has finished its review of the filing.

This e-mail was sent to stephendavidcegzz@yahoo.com by the D.C. Court of Appeals E-Filing website.

Do not respond to this system generated e-mail notification. If you have questions or need assistance contact the Clerk's office at clerk@dcaappeals.gov. For technical help contact efilingtech@dcaappeals.gov.

Exhibit E

D.C. Court of Appeals E-Filing Submission Notice - 26-CV-0138 - STEVEN WARD V. NYT OWNER, LLC

From: noreply1@dcapeals.gov

To: stephendavidcegzz@yahoo.com

Date: Monday, April 20, 2026 at 12:16 PM EDT

This is a notice to inform you that the MOTION FOR LEAVE - Motion for Leave filed on 26-CV-0138 has been successfully submitted to the D.C. Court of Appeals.

Your confirmation number is 95257.

You will be notified when the court has finished its review of the filing.

This e-mail was sent to stephendavidcegzz@yahoo.com by the D.C. Court of Appeals E-Filing website.

Do not respond to this system generated e-mail notification. If you have questions or need assistance contact the Clerk's office at clerk@dcapeals.gov. For technical help contact help@dcapeals.gov.

Exhibit E

D.C. Court of Appeals E-Filing Approval Notice - 26-CV-0138 - STEVEN WARD V. NYT OWNER, LLC

From: noreply1@dcapeals.gov (noreply1@dcapeals.gov)

To: stephendavidcegzz@yahoo.com

Date: Tuesday, April 21, 2026 at 06:18 AM EDT

This is a notice to inform you that the MOTION FOR LEAVE - Motion for Leave filed on 26-CV-0138 has been accepted by the Court Clerk. This filing can be viewed at <https://efile.dcapeals.gov/filing/summary.do?eservice=true&electronicFilingID=95267>.

Docket Description: Appellant's motion for leave to file emergency supplemental notice and offer of proof regarding jurisdictional fraud

Notice will be electronically mailed to:

Ian A. Williams: ianwilliamslaw@verizon.net

This e-mail was sent to stephendavidcegzz@yahoo.com by the D.C. Court of Appeals E-Filing website.

Do not respond to this system generated e-mail notification. If you have questions or need assistance contact the Clerk's office at efilehelp@dcapeals.gov. For technical help contact efiletech@dcapeals.gov.

D.C. Court of Appeals E-Filing Approval Notice - 26-CV-0138 - STEVEN WARD V. NYT OWNER, LLC

From: noreply1@dcapeals.gov

To: stephendavidcegzz@yahoo.com

Date: Tuesday, April 21, 2026 at 06:10 AM EDT

This is a notice to inform you that the FILINGS - Notice filed on 26-CV-0138 has been accepted by the Court Clerk. This filing can be viewed at <https://efile.dcapeals.gov/filing/summary.do?eservice=true&electronicFilingID=95345>.

Docket Description: Appellant's supplemental statement of errors and authorities

Notice will be electronically mailed to:

Ian A. Williams: ianwilliamslaw@verizon.net

This e-mail was sent to stephendavidcegzz@yahoo.com by the D.C. Court of Appeals E-Filing website.

Do not respond to this system generated e-mail notification. If you have questions or need assistance contact the Clerk's office at efilehelp@dcapeals.gov. For technical help contact efiletech@dcapeals.gov.

Accepted Filing Notification for Case No. 2024-LTB-010829 (NYT OWNER LLC v. STEVEN WARD)

From: no-reply@efilingmail.tylertech.cloud (no-reply@efilingmail.tylertech.cloud)

To: stephendavidcegzz@yahoo.com

Date: Friday, April 24, 2026 at 08:25 AM EDT

Filing Accepted
Envelope Number: 573052

The filing below was reviewed and has been accepted by the clerk's office. Be sure to click the link below to retrieve your file stamped copy of the document filed.

Filing Details	
Court	Civil
Case Number	2024-LTB-010829
Case Style	NYT OWNER LLC v. STEVEN WARD
Date/Time Submitted	4/22/2026 10:42 AM CST
Date/Time Accepted	4/24/2026 7:25 AM CST
Accepted Comments	
Filing Type	Opposition to Motion Filed
Activity Requested	EFileAndServe
Filed By	Stephen Ward

Document Details	
Lead File	OPPOSITION TO DISBURSEMENT ORDER REQUEST AND MOTION TO STAY DISBURSEMENT.pdf
Lead File Page Count	3
File Stamped Copy	https://efmdc.tylertech.cloud/ViewDocuments.aspx?FID=896aef3d-c81c-4dd7-8898-a708b44edf24 This link is active for 90 days. To access this document, you will be required to enter your email address. Click here for more information.

For technical assistance, contact your service provider

[Contact Tyler Technologies](#)

Exhibit E



SUPERIOR COURT of the DISTRICT OF COLUMBIA

CIVIL DIVISION

www.dccourts.gov

CIVIL ACTIONS
500 Indiana Ave., N.W., Room 5000
Washington, D.C. 20001

LANDLORD AND TENANT
510 4th Street, N.W., Rm. 110
Washington, D.C. 20001

SMALL CLAIMS AND CONCILIATION
510 4th Street, N.W., Room 120
Washington, D.C. 20001

CASE NO.: 2024-LTB-010829

NYT OWNER LLC
Plaintiff

vs.

STEVEN WARD
Defendant

DISBURSEMENT ORDER REQUEST

The payee must be a named party or attorney in the case. A separate form must be completed for each payee.

Name of Payee: NYT Owner LLC

Amount to be Released:
\$6,600.00

Mail Check (All checks are mailed only by the Budget and Finance Division).

Mail Check to: NYT Owner LLC
(Name and Address) 6617 31st Street, N.W.
Washington, D.C. 20015

Pick-Up Check (This must be coordinated directly with the Budget and Finance Division).

Release Check to:
(Name and Phone Number)

Ian Williams *Ian Williams*
Plaintiff or Plaintiff's Attorney
417772
Bar Number
703-597-1175
Phone Number
ian@IAW-LAW.com
Email Address

Defendant or Defendant's Attorney
Bar Number
Phone Number
Email Address

VERIFICATION OF FUNDS

I verify that the registry currently contains \$ **\$6,600.00**.

Damaris Arroyo-Brown
Clerk

ORDER TO DISBURSE FUNDS

Based on the information presented to the Court, it is **ORDERED** that:

The clerk shall release to the payee specified in this request form funds in the amount of \$ _____.

Judge
Super. Ct. Civ. R. 67

Exhibit F

WRIT OF RESTITUTION

**Superior Court of the District of Columbia
CIVIL DIVISION, LANDLORD AND TENANT BRANCH**

NYT Owner LLC

Contact Jennifer Greco; 540-492-9598, Plaintiff

Peter Ruddy; 240-354-1022

L&T 2024-LT8-010829

Steven Ward

, Defendant

The President of the United States to the Marshal for said District of Columbia, Greeting:

YOU ARE HEREBY COMMANDED, without delay, to cause the plaintiff to have possession of premises No. 2023 4th Street, N.E. # 302

Washington, D.C. 20002

according to his recovery in this action. Return this writ to this Court immediately after you have executed it, and within seventy-five days from the date hereof, so indorsed as to show when and how you have executed the same.

Witness, the Honorable Chief Judge of said Court, this _____ day of _____,

A.D. 20 _____.

Total costs of this case to date are \$ _____

CLERK OF THE COURT

**Superior Court of the District of Columbia
CIVIL DIVISION, LANDLORD AND TENANT BRANCH**

NYT Owner LLC, Plaintiff

vs.

L&T 2024-LT8-010829

Name Steven Ward

Address 2023 4th Street, N.E. # 302, Defendant

City: Washington, D.C. 20002

You are hereby notified that in the above-entitled cause a writ of possession has been issued, commanding me to take possession of the premises occupied by you as indicated above, and that I shall, if ordered by the plaintiff, proceed on any weekday as early as the _____ day of _____, 20 _____, and as late as the _____ day of _____, 20 _____, at any time to execute said writ, remove any personal property found thereon and take possession of the premises.

THIS IS YOUR LAST NOTICE.

This _____ day of _____, 20 _____

Total cost of this case to date are \$ _____

UNITED STATES MARSHAL

by _____

Deputy Marshal

Exhibit G

L&T _____

**Superior Court
of the District of Columbia**

Plaintiff

vs.

Defendant

WRIT OF RESTITUTION

Washington, D.C. _____, 20____

U.S. Marshal

By _____
Deputy

Exhibit G



SUPERIOR COURT OF THE DISTRICT OF COLUMBIA

Civil Division - Landlord and Tenant Branch

510 4th Street, N.W., Court Building B, Room 110, Washington, D.C. 20001

Telephone: (202) 879-4879 Website: www.dccourts.gov

NYT Owner LLC, Plaintiff(s)

Case No: 2024-LTB-010829

vs.

Steven Ward, Defendant(s)

Current Basic Business License Certification

I, Ian Williams, am the plaintiff,

plaintiff's attorney, or plaintiff's agent.

Check the boxes below:

Plaintiff has a current Basic Business License for the rental housing pursuant to D.C. Code § 42-3505.01(r) and has *attached a copy* to this Certification.

Plaintiff is not required to have a current Basic Business License for the property because:

- Defendant is a commercial tenant
- Defendant is not a tenant
- Defendant is a terminated cooperative member
- Defendant is a foreclosed homeowner
- Plaintiff is a subtenant
- Other reason: *(explain fully)* _____

Verification

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 4/22/2026

Signature Ian Williams

sc00d

Exhibit G



**GOVERNMENT
OF THE
DISTRICT OF COLUMBIA**
Muriel Bowser, Mayor

Department of Licensing and Consumer Protection

Business Licensing Division
1100 4th Street S.W.
Washington DC 20024

Date Issued : 06/11/2025
Category : 5001
License# : 5C0123000630
License Period : 09/01/2025 - 08/31/2027



Billing Name and Address :	Premise/Application's Name and Address :	Registered Agent's Name and Address :
NYT OWNER, LLC 1804 11th St NW Washington DC 20001	NYT OWNER LLC 2023 4TH ST, WASHINGTON, DC 20002	Christopher VanArsdale 2308 19th Street NW WASHINGTON DC 20009

Owner's Name :
Corp. Name : NYT OWNER LLC
Trade Name :

CofO/HOP# : CO2202593	SSL : 3616 0804	Zone : RF-1	Ward : 5	ANC : 5F	PERM NO. :
Class B		UNITS : 10			

Housing Residential - Apartment

--THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES--

*License Effective from the later of Issued or Start of License-Period Date

Director
Tiffany Crowe

Date : 6/16/2025 9:46:42 AM

Exhibit G