The purpose of this circular is to remind members that the Metropolitan Police Department (MPD) does not participate in landlord-tenant evictions and to provide members with information concerning an evicted tenant’s rights with regard to their property after eviction.

### Landlord-Tenant Evictions

**Need to know**

The MPD does not participate in landlord-tenant evictions. The U.S. Marshals Service is the only entity empowered to effect an eviction. **Members at the scene of a landlord-tenant eviction shall not become involved in the eviction; they shall only maintain the peace.** Members may refer the parties involved in the eviction to the Office of the Tenant Advocate for assistance (202-719-6560).

### Evicted Tenant’s Property

**Need to know**

- In accordance with DC Official Code § 42-3505.01a (Storage and disposal of tenants' personal property upon eviction), landlords cannot remove an evicted tenant’s personal property from a rental unit until they (1) deliver notice to the tenant prior to the eviction, and (2) on the day of the eviction conspicuously post a notice in a manner reasonably calculated to provide notice to the evicted tenant.

- Landlords cannot remove an evicted tenant’s property from the rental unit for a minimum of seven days after the time of the eviction. For seven days after the time of eviction, at a time agreed to by the parties, the landlord must grant the evicted tenant access to the rental unit to remove the tenant’s personal property from the rental unit:
  - For no fewer than 16 total hours between the hours of 8:00 a.m. and 6:00 p.m. over a period of not more than two days
  - Without requiring the tenant to pay rent or service fees for the seven-day storage period.

- After seven days, the property is considered abandoned. The landlord can remove or dispose of any abandoned property. The landlord cannot place the property in any outdoor space other than a disposal facility or receptacle.

- In all cases, the seven-day timeframes listed above exclude Sundays and federal holidays.

**Reference**

DC Official Code § 42-3505.01a (Storage and disposal of tenants' personal property upon eviction).