

# CIRCULAR



DISTRICT OF COLUMBIA

Title	<b>Landlord-Tenant Evictions</b>
Number	<b>CIR-22-02</b>
Effective Date	<b>May 05, 2022</b>
Expiration Date	<b>May 05, 2024</b>
Rescinds	CIR-01-03 (Landlord Self-Help Evictions), Effective Date February 28, 2001

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

<b>Need to know</b>	The MPD does not participate in landlord-tenant evictions. The U.S. Marshals Service is the only entity empowered to effect an eviction. <b><u>Members at the scene of a landlord-tenant eviction shall not become involved in the eviction; they shall only maintain the peace.</u></b> Members may refer the parties involved in the eviction to the Office of the Tenant Advocate for assistance (202-719-6560).
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## Evicted Tenant's Property

<b>Need to know</b>	<ul style="list-style-type: none"> <li>• In accordance with <a href="#">DC Official Code § 42-3505.01a (Storage and disposal of tenants' personal property upon eviction)</a>, 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.</li> <li>• 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:             <ul style="list-style-type: none"> <li>○ 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</li> <li>○ Without requiring the tenant to pay rent or service fees for the seven-day storage period.</li> </ul> </li> <li>• 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.</li> <li>• In all cases, the seven-day timeframes listed above exclude Sundays and federal holidays.</li> </ul>
<b>Reference</b>	<a href="#">DC Official Code § 42-3505.01a (Storage and disposal of tenants' personal property upon eviction)</a> .

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Chief of Police