

Superior Court of the District of Columbia

CIVIL DIVISION- CIVIL ACTIONS BRANCH

INFORMATION SHEET

District of Columbia _____

Case Number: 2024-CAB-005588

vs
Ali Razjooyan, 1644 W ST SE DE, LLC, and
Geneva Holding Trust _____

Date: 8/30/2024

One of the defendants is being sued
in their official capacity.

Name: <i>(Please Print)</i> Christopher Peña		Relationship to Lawsuit
Firm Name: Office of the Attorney General for the District of Columbia		<input checked="" type="checkbox"/> Attorney for Plaintiff
Telephone No.: 202-705-1798	Six digit Unified Bar No.: 888324806	<input type="checkbox"/> Self (Pro Se)
		<input type="checkbox"/> Other: _____

TYPE OF CASE: Non-Jury 6 Person Jury 12 Person Jury
Demand: \$ _____ Other: _____

PENDING CASE(S) RELATED TO THE ACTION BEING FILED

Case No.: _____ Judge: _____ Calendar #: _____

Case No.: _____ Judge: _____ Calendar#: _____

NATURE OF SUIT: *(Check One Box Only)*

A. CONTRACTS

COLLECTION CASES

- | | | |
|---|---|---|
| <input type="checkbox"/> 01 Breach of Contract | <input type="checkbox"/> 14 Under \$25,000 Pltf. Grants Consent | <input type="checkbox"/> 16 Under \$25,000 Consent Denied |
| <input type="checkbox"/> 02 Breach of Warranty | <input type="checkbox"/> 17 OVER \$25,000 Pltf. Grants Consent | <input type="checkbox"/> 18 OVER \$25,000 Consent Denied |
| <input type="checkbox"/> 06 Negotiable Instrument | <input type="checkbox"/> 27 Insurance/Subrogation | <input type="checkbox"/> 26 Insurance/Subrogation |
| <input type="checkbox"/> 07 Personal Property | Over \$25,000 Pltf. Grants Consent | Over \$25,000 Consent Denied |
| <input type="checkbox"/> 13 Employment Discrimination | <input type="checkbox"/> 07 Insurance/Subrogation | <input type="checkbox"/> 34 Insurance/Subrogation |
| <input type="checkbox"/> 15 Special Education Fees | Under \$25,000 Pltf. Grants Consent | Under \$25,000 Consent Denied |
| | <input type="checkbox"/> 28 Motion to Confirm Arbitration | |
| | Award (Collection Cases Only) | |

B. PROPERTY TORTS

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> 01 Automobile | <input type="checkbox"/> 03 Destruction of Private Property | <input type="checkbox"/> 05 Trespass |
| <input type="checkbox"/> 02 Conversion | <input type="checkbox"/> 04 Property Damage | |
| <input type="checkbox"/> 07 Shoplifting, D.C. Code § 27-102 (a) | | |

C. PERSONAL TORTS

- | | | |
|---|--|--|
| <input type="checkbox"/> 01 Abuse of Process | <input type="checkbox"/> 10 Invasion of Privacy | <input type="checkbox"/> 17 Personal Injury- (Not Automobile, Not Malpractice) |
| <input type="checkbox"/> 02 Alienation of Affection | <input type="checkbox"/> 11 Libel and Slander | <input type="checkbox"/> 18 Wrongful Death (Not Malpractice) |
| <input type="checkbox"/> 03 Assault and Battery | <input type="checkbox"/> 12 Malicious Interference | <input type="checkbox"/> 19 Wrongful Eviction |
| <input type="checkbox"/> 04 Automobile- Personal Injury | <input type="checkbox"/> 13 Malicious Prosecution | <input type="checkbox"/> 20 Friendly Suit |
| <input checked="" type="checkbox"/> 05 Deceit (Misrepresentation) | <input type="checkbox"/> 14 Malpractice Legal | <input type="checkbox"/> 21 Asbestos |
| <input type="checkbox"/> 06 False Accusation | <input type="checkbox"/> 15 Malpractice Medical (Including Wrongful Death) | <input type="checkbox"/> 22 Toxic/Mass Torts |
| <input type="checkbox"/> 07 False Arrest | <input type="checkbox"/> 16 Negligence- (Not Automobile, Not Malpractice) | <input type="checkbox"/> 23 Tobacco |
| <input type="checkbox"/> 08 Fraud | | <input type="checkbox"/> 24 Lead Paint |

SEE REVERSE SIDE AND CHECK HERE IF USED

Information Sheet, Continued

C. OTHERS

- | | |
|---|---|
| <input type="checkbox"/> 01 Accounting | <input type="checkbox"/> 17 Merit Personnel Act (OEA) |
| <input type="checkbox"/> 02 Att. Before Judgment | (D.C. Code Title 1, Chapter 6) |
| <input type="checkbox"/> 05 Ejectment | <input type="checkbox"/> 18 Product Liability |
| <input type="checkbox"/> 09 Special Writ/Warrants
(DC Code § 11-941) | <input type="checkbox"/> 24 Application to Confirm, Modify,
Vacate Arbitration Award (DC Code § 16-4401) |
| <input type="checkbox"/> 10 Traffic Adjudication | <input type="checkbox"/> 29 Merit Personnel Act (OHR) |
| <input type="checkbox"/> 11 Writ of Replevin | <input checked="" type="checkbox"/> 31 Housing Code Regulations |
| <input type="checkbox"/> 12 Enforce Mechanics Lien | <input type="checkbox"/> 32 Qui Tam |
| <input type="checkbox"/> 16 Declaratory Judgment | <input type="checkbox"/> 33 Whistleblower |

II.

- | | | |
|--|---|--|
| <input type="checkbox"/> 03 Change of Name | <input type="checkbox"/> 15 Libel of Information | <input type="checkbox"/> 21 Petition for Subpoena
[Rule 28-I (b)] |
| <input type="checkbox"/> 06 Foreign Judgment/Domestic | <input type="checkbox"/> 19 Enter Administrative Order as
Judgment [D.C. Code § | <input type="checkbox"/> 22 Release Mechanics Lien |
| <input type="checkbox"/> 08 Foreign Judgment/International | 2-1802.03 (h) or 32-151 9 (a)] | <input type="checkbox"/> 23 Rule 27(a)(1)
(Perpetuate Testimony) |
| <input type="checkbox"/> 13 Correction of Birth Certificate | <input type="checkbox"/> 20 Master Meter (D.C. Code § | <input type="checkbox"/> 24 Petition for Structured Settlement |
| <input type="checkbox"/> 14 Correction of Marriage
Certificate | 42-3301, et seq.) | <input type="checkbox"/> 25 Petition for Liquidation |
| <input type="checkbox"/> 26 Petition for Civil Asset Forfeiture (Vehicle) | | |
| <input type="checkbox"/> 27 Petition for Civil Asset Forfeiture (Currency) | | |
| <input type="checkbox"/> 28 Petition for Civil Asset Forfeiture (Other) | | |

D. REAL PROPERTY

- | | |
|--|--|
| <input type="checkbox"/> 09 Real Property-Real Estate | <input type="checkbox"/> 08 Quiet Title |
| <input type="checkbox"/> 12 Specific Performance | <input type="checkbox"/> 25 Liens: Tax / Water Consent Granted |
| <input type="checkbox"/> 04 Condemnation (Eminent Domain) | <input type="checkbox"/> 30 Liens: Tax / Water Consent Denied |
| <input type="checkbox"/> 10 Mortgage Foreclosure/Judicial Sale | <input type="checkbox"/> 31 Tax Lien Bid Off Certificate Consent Granted |
| <input type="checkbox"/> 11 Petition for Civil Asset Forfeiture (RP) | |

/s/ Christopher Peña

Attorney's Signature

8/30/2024

Date

**IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION**

DISTRICT OF COLUMBIA

a municipal corporation
400 6th Street NW, 10th Floor
Washington, D.C. 20001

Plaintiff,

v.

ALI RAZJOOYAN

115 Bytham Ridge Lane
Potomac, M.D. 20854,

1644 W ST SE DE, LLC

1644 W Street SE, Unit B5
Washington, D.C. 20020,

Serve on:

A Registered Agent, Inc.
8 The Green, Suite A
Dover, D.E. 19901

GENEVA HOLDING TRUST,

115 Bytham Ridge Lane
Potomac, M.D. 20854

Serve on:

1st Alliance Resources, LLC
2300 N Street NW, Suite 300-RLK
Washington, D.C. 20037

Defendants.

Case No.: 2024-CAB-005588

Judge:

JURY TRIAL DEMANDED

**COMPLAINT FOR VIOLATIONS OF THE DISTRICT OF COLUMBIA’S CONSUMER
PROTECTION PROCEDURES ACT, TENANT RECEIVERSHIP ACT, AND
FALSE CLAIMS ACT**

The District of Columbia (“District”), through the Office of the Attorney General, brings this civil action against Defendants Ali Razjooyan, a/k/a Sam Razjooyan (“Razjooyan”), 1644 W ST SE DE, LLC (“W Street LLC”), and Geneva Holding Trust (“Geneva Holding”) (collectively,

“Defendants”) pursuant to the Consumer Protection Procedures Act (“CPPA”), D.C. Code § 28-3901, *et seq.*, the Tenant Receivership Act (“TRA”), D.C. Code §§ 42-3651.01 – 42.3651.08, and the False Claims Act (“FCA”), D.C. Code §§ 2-381.01 – 2.381.10. In support of its claims, the District states as follows:

INTRODUCTION

1. Defendant Razjooyan operates according to a well-worn playbook. He purchases multifamily apartment buildings in the District and severely neglects the day-to-day maintenance of the occupied units and common areas, subjecting existing tenants to deplorable conditions that shock even seasoned housing investigators.

2. At the same time, he renovates vacant units via illegal, unpermitted, and often unsafe construction.

3. To obtain market and often above-market rents, Defendant Razjooyan rents the illegally renovated, unsafe and still unsanitary units almost exclusively to tenants in District-administered housing voucher programs, many of whom are transitioning from housing shelters or the streets. Defendant Razjooyan thus preys upon some of the District’s most vulnerable residents, exposing them to horrendous housing conditions, while collecting lucrative, guaranteed rents from the District.

4. District voucher payments are conditioned on Defendant Razjooyan’s certification that the properties are—and will be—kept habitable and up to code. Defendant Razjooyan regularly breaks this pledge by abandoning virtually all safety and maintenance work, leaving voucher holders in rapidly deteriorating conditions while continuing to cash the District’s checks.

5. Through these actions, Defendant Razjooyan repeatedly violates the laws that the District has in place to protect both tenants and the public. He does not maintain his buildings

according to the District's Housing or Property Maintenance Codes, instead exposing tenants to vermin, mold, and trash. He does not obtain the appropriate construction and building permits for renovation work in accordance with the District's Construction Code. Instead, he proceeds with illegal and often unsafe construction, flagrantly violating repeated Stop Work Orders in the process. And, to obtain rent payments from the District, he represents that his properties are habitable when he knows they are not.

6. Defendant Razjooyan also takes steps to evade accountability by operating under a borrowed trade name and failing to maintain appropriate licenses.

7. Defendant Razjooyan's conduct at 1644, 1650, and 1656 W Street SE, Washington, DC 20020 ("1644-1656 W Street" or "the Property") is a prime example of this scheme.

8. 1644-1656 W Street is a 32-unit residential apartment complex comprising three buildings. It is nominally owned by Defendants 1644 W Street and Geneva Holding, but Defendant Razjooyan, who owns or control both entities, is the beneficial owner.

9. Defendant Razjooyan also manages the Property and is the driving force behind all decisions made at the Property. As a result, Defendant Razjooyan has knowledge of and the ability to remedy the illegal conduct and conditions at the Property.

10. When he purchased the Property in April 2020, Defendant Razjooyan engaged in illegal, unsafe construction, violating repeated Stop Work Orders and exposing residents to open pits in the ground and unpermitted, uninspected electrical systems. At the same time, and ever since then, he has neglected basic maintenance and upkeep of occupied units and common areas, resulting in abhorrent conditions. Pest and rodent infestations are rampant, aggravated by the accumulation of trash and debris. Mold, leaks, and water damage are persistent. Broken doors and windows have left both the buildings and individual units unsecured and unsafe. Some units have

no smoke detectors, leaving residents without basic protections. All of these conditions violate the District's Housing Code and Property Maintenance Code.

11. Defendant Razjooyan currently rents a number of these unsafe, unsanitary units, including units he illegally renovated, to District residents who are at risk of homelessness and qualify for Rapid Re-Housing (RRH), a District-funded housing voucher program. To collect payments from the RRH program, Defendant Razjooyan has falsely certified to the District that these units are up to code and will be kept up to code.

12. Neither Defendant Razjooyan nor the other Defendants have a license to operate a business or provide property management services at the Property—or anywhere else in the District. They have misled tenants into believing that a different, licensed company is managing the Property.

13. By accepting rent and failing to maintain the Property in compliance with the District Housing Code and Property Maintenance Code, by performing unsafe and unpermitted construction in violation of the District Construction Code, by leasing the Property without a basic business license, by performing property management without the required licensure, and by misleading tenants about who manages the Property, Defendants have violated the Consumer Protection Procedures Act. By failing for years to abate code violations that threaten the health, safety, and security of tenants, Defendants also have violated the Tenant Receivership Act. And by seeking and receiving payment from the District, under the RRH program, for rental units that are not maintained in habitable condition, Defendants have violated the False Claims Act.

14. For these violations of District law and the resulting injuries suffered by the residents of 1644-1656 W Street, the District seeks injunctive relief, restitution, damages, civil penalties, and attorneys' fees.

JURISDICTION

15. This Court has subject matter jurisdiction pursuant to D.C. Code §§ 2-381.03(a), 11-921(a)(6), and 28-3909.

16. This Court has personal jurisdiction over Defendants pursuant to D.C. Code § 13-423.

PARTIES

17. Plaintiff, the District of Columbia, a municipal corporation empowered to sue and be sued, is the local government for the territory constituting the permanent seat of the government of the United States. The District is represented in this enforcement action by its chief legal officer, the Attorney General for the District of Columbia (“OAG”). The Attorney General has general charge and conduct of all legal business of the District and all suits initiated by and against the District and is responsible for upholding the public interest. D.C. Code § 1-301.81(a)(1). The Attorney General is specifically authorized to enforce the CPPA, the TRA, and the FCA. *See* D.C. Code §§ 28-3909; 42-3651.03; and 2-381.03.

18. Defendant Ali (a/k/a Sam) Razjooyan is an individual residing at 115 Bytham Ridge Lane, Potomac, MD. Defendant Razjooyan manages the Property. Upon information and belief, Defendant Razjooyan is the beneficial owner of Defendant 1644 W ST SE DE LLC and the trustee of Defendant Geneva Holding Trust.

19. Defendant 1644 W ST SE DE, LLC (“W Street LLC”) is a single asset foreign limited liability company organized under the laws of Delaware. It owns 1644-1656 W Street.

20. Defendant Geneva Holding Trust is a trust organized in Maryland. Its principal business address is 115 Bytham Ridge Lane, Potomac, MD 20854. Defendant Razjooyan is the

sole trustee of Geneva Holding Trust, and upon information and belief, Defendant Geneva Holding Trust is the beneficial owner and/or manager of Defendant W Street LLC.

FACTUAL BACKGROUND

Defendants Have Severely Neglected Maintenance of 1644-1656 W Street

21. On April 22, 2020, Defendant W Street LLC purchased the Property.
22. Since April 2020, inspections of 1644-1656 W Street have shown persistent and pervasive violations of the Housing Code and Property Maintenance Code.
23. These violations are so severe as to pose an imminent danger to the health, safety, and welfare of the tenants.
24. Tenants have complained and requested maintenance from Defendants, but those requests have regularly gone unanswered.
25. Defendants are well aware of the deleterious conditions at the Property. The District's Department of Buildings ("DOB")¹ has conducted repeated inspections, citing the Property for over 100 Notices of Infraction since April 2020. DOB has served dozens of these notices to both Defendant W Street LLC's registered business address and Defendant Razjooyan's personal email address.

Pest and Rodent Infestations

26. Defendants have allowed the Property to become infested with rodents and pests.
27. DOB has repeatedly cited the Property for rodent and pest infestations, both for entire buildings and for individual units. As far back as December 2020, DOB cited the entire

¹ The District's Department of Buildings, along with the Department of Licensing and Consumer Protection ("DLCP") were created on October 1, 2022. DOB and DLCP's functions had previously been performed by the Department of Consumer and Regulatory Affairs ("DCRA"). For simplicity, this Complaint refers to DOB, in place of DCRA, for the pre-October 1, 2022 time period.

building at 1650 W Street SE for a pest infestation, indicating that the structure was “unfit for human occupancy” and was “unsanitary or vermin or rat infested.” More recently, DOB issued a Notice of Infraction for the entire building at 1644 W Street SE because of Defendants’ failure to keep the structure free from rodent infestation. DOB has also cited individual units in the Property, noting that entire units needed to be exterminated.

28. OAG Investigators also inspected the Property on three separate occasions beginning in November 2022. Each time they found infestations of mice, roaches, and spiders. During one inspection, an OAG Investigator observed roaches in nearly every room, saw roaches crawling near her shoes, and experienced a spider dropping on her head. When OAG Investigators returned months later, they noted continued evidence of pest and mouse infestations throughout the Property, including substantial dead bugs, a dead rodent, and mouse droppings. They also observed conditions that can contribute to rodent infestation, including significant trash accumulation outside of the Property.

29. The pest infestations at the Property continue unabated, with tenants reporting ongoing infestations and no efforts by Defendants to remediate them.

Mold, Leaks, and Water Damage

30. Defendants have failed to address persistent water leaks and water damage. This has led to mold at the Property, which can cause negative health impacts, including contributing to asthma and respiratory distress.

31. Beginning in July 2020, Defendants have received numerous Notices of Infraction from DOB due to water damage. OAG Investigators identified the same issues during their visits between November 2022 and January 2023.

32. An independent certified mold inspector has identified mold growth, elevated spore counts, and current leaks at the Property. Laboratory analysis confirmed highly elevated mold spore counts and indications of long-term chronic water issues.

33. Subsequent inspections by OAG have found no efforts at abatement. Leaks and water damage remain prevalent at the Property.

Fire Safety and Security Lapses

34. Defendants do not maintain basic fire safety equipment at the Property. Numerous DOB and OAG inspections have found missing or inoperable smoke detectors in units and missing or expired fire extinguishers in common areas.

35. Defendants have also failed to maintain secure doors at the Property, allowing unsecured access.

36. Since early 2024, Defendants have failed to maintain a secured gate on the Property, allowing non-residents to pass through the exterior of the Property and to use the Property for illegal activity.

Cracked and Damaged Walls and Ceilings, Trash, and Debris

37. Defendants have failed to abate dozens of instances of cracked and damaged walls and ceilings in common areas and individual units at the Property. Defendants have also allowed trash and debris to accumulate at the Property.

38. Since July 2020, DOB inspectors have cited Defendants 28 times for violations related to the buildup of trash and the failure to maintain the Property in a clean, safe, and sanitary condition.

**Defendants Repeatedly Engaged in Illegal Construction,
Flagrantly Violating Stop Work Orders**

39. Starting in May 2020, Defendants repeatedly engaged in illegal, unpermitted construction at each of the three buildings that make up the Property, resulting in DOB issuing numerous Stop Work Orders.

40. Defendants received notice of these Stop Work Orders at their registered business address and by email. In addition, DOB mailed several to Defendant Razjooyan's personal home address.

41. On July 9, 2020, Defendant Razjooyan was personally present for an inspection by DOB that found that Defendants had engaged in illegal construction and violated existing Stop Work Orders at all three buildings. This inspection also found alarming safety issues: an unprotected, excavated hole in the front yard that posed a fall hazard to residents and the public, installation of a higher capacity electrical panel and electrical system without the required permit or inspections, and installation of new mechanical systems without the required permits or inspections.

42. Despite this, Defendants continued to engage in illegal construction, violating the existing Stop Work Orders, into 2021.

**Defendants Evaded District Enforcement Efforts and Misled Tenants By
Operating Without Required Licenses**

43. Defendants have managed the Property without required licenses since 2021, when the District revoked the business license of Defendant Razjooyan's property management company, Masterpiece Property Management LLC ("MPM").

44. District law requires individual residential property managers to have a District-issued property management license and requires businesses that operate residential apartment

houses to have a District-issued basic business license (“BBL”). Up until October 2022, these licenses were issued by DCRA. They are now issued by DLCP.

45. Defendant Razjooyan, as an individual, does not have and has never had a property management license in the District. Similarly, Defendant W Street LLC does not have and has never had a BBL to operate a residential apartment house in the District.

46. Prior to 2021, Defendant Razjooyan managed the Property through MPM, which previously had a BBL.

47. On January 19, 2021, DCRA revoked MPM’s business license, prohibiting it from conducting business of any kind in the District. DCRA revoked MPM’s license “[a]s a result of significant construction and housing violations, disregard for DCRA’s enforcement actions, and in the interest of protecting the safety of District residents.”

48. In the January 19, 2021 Notice, which was sent to MPM and Defendant Razjooyan, DCRA further explained that:

Sam Razjooyan aka Ali Razjooayn, the sole governor of Masterpiece Property Management LLC, failed to obtain required permits, exceeded the scope of permits, and violated construction and housing codes in a manner endangering the life and safety of workers, tenants, and the general public, including citations for unlawful continuance as recently as January 14, 2021.

49. Since 2021 when DCRA revoked MPM’s license, Defendant Razjooyan has managed the Property through US Realty LLC, which does not have and has never had a BBL to operate a residential apartment house in the District.

50. In December 2021, Defendant Razjooyan signed a contract on behalf of US Realty with CRG Management—a District-licensed property management company—to use CRG Management’s *trade name* only, but not any of CRG Management’s actual property management services or personnel.

51. Defendant Razjooyan continued to manage the Property, without the required licenses, while misleading tenants into believing that CRG Management was the property manager by using CRG's name and email addresses with the domain name "@crgmanagement.com."

52. In April 2023, CRG Management terminated the contract with US Realty and Defendant Razjooyan.

53. Despite the termination, Defendants Razjooyan and US Realty continue to hold themselves out to tenants at the Property as CRG Management. For example, they began using Gmail addresses with the company name embedded, such as "maintenance.crgmanage@gmail.com" and "servicedc.crgmanage@gmail.com." In reality, Defendant Razjooyan continues to manage the Property through US Realty—still without either the required property management license or the required BBL.

Defendants Have Falsely Certified to the District that the Property Is in Habitable Condition to Cash In on District Housing Funds

54. Defendants receive thousands of dollars, as much as \$19,000 per month, from the District in the form of Rapid Re-Housing (RRH) rental subsidies for the tenants who reside at the Property. Defendants obtain these funds based on knowingly false claims they make to the District.

55. RRH is a short-term subsidy program that provides housing to District residents experiencing homelessness. The program aims to help some of the District's most vulnerable individuals and families afford a safe place to live.

56. To participate in the RRH program and become eligible to receive these funds, Defendants entered into a Housing Assistance Payments (HAP) contract with the District of Columbia Department of Human Services (DHS).

57. Because it was built before 1975, the Property is subject to rent control, which limits the amount of rent and the yearly rent increases that landlords are allowed to charge. An

exception to rent control allows landlords to charge more than the rent-controlled maximum to tenants who pay for rent with government funds, such as RRH subsidies.

58. From March 2021 to January 2023, Defendants executed at least twelve separate HAP contracts for apartments at the Property. For these apartments, Defendants can charge more than the rent-controlled maximum rent. Many of these apartments remain under HAP contracts.

59. Each HAP contracts requires Defendants to certify that the apartment and common areas comply and *will continue to comply* with federal Housing Quality Standards,² as well as the standards set forth in DCHA's Administrative Plan.³ Federal Housing Quality Standards and DCHA's Administrative Plan have requirements similar to the District's Housing Code and Property Maintenance Code. Accordingly, the apartment and premises must be habitable and continue to be habitable for Defendants to lawfully receive District RRH program funds.

60. Defendants know they have been out of compliance with federal Housing Quality Standards and DCHA's Administrative Plan for the HAP-contracted units at the Property and for the Property as a whole. From March 2021 through June 2023, there were outstanding Notices of Violation and Notices of Infraction issued against all apartments, including all the HAP-contracted units, as well as the common areas.

61. These unsafe and unsanitary conditions persist in the HAP-contracted units and common areas at the Property.

² The federal Housing Quality Standards require that the inside and outside of the property, as well as the individual unit, be free of health and safety hazards that pose a danger to residents, including carbon monoxide, electrical hazards, extreme temperature, flammable materials or other fire hazards, garbage and debris, handrail hazards, infestation, lead-based paint, mold, and structural problems.

³ See DCHA Administrative Plan, 8-I.B, April 12, 2023; 24 CFR § 5.703(g); 24 CFR § 982.406. The Administrative Plan requirements go beyond those of the HQS, including requirements that sagging, severely cracked, or damaged plaster be repaired or replaced; all exterior doors be weather-tight, lockable, and have no holes; and all floors be in a finished state.

62. Despite their knowledge of non-compliance with federal Housing Quality Standards and DCHA's Administrative Plan in the HAP-contracted units and at the Property as a whole, Defendants have expressly certified in their HAP contracts that they are in compliance. With each rent payment they have obtained from DHS for the HAP-contracted units, they also have impliedly certified that they are in compliance. Based on these knowing misrepresentations of compliance, Defendants have obtained, and continue to obtain, rent payments from the District's RRH program for the HAP-contracted units at the Property.

63. Defendants have not repaid any of the rent payments they obtained from the District's RRH program for the HAP-contracted units at the Property during the periods in which they failed to maintain those units, as well as common areas at the Property, in accordance with federal Housing Quality Standards and DCHA's Administrative Plan, as required by their HAP contracts.

COUNT ONE
(Violations of the Consumer Protection Procedures Act)

64. The District realleges and incorporates by reference the allegations set forth in paragraphs 1 through 63 as if each allegation were separately restated here.

65. The Consumer Protection Procedures Act is a remedial statute that is to be construed broadly. It establishes an enforceable right to enjoin unfair or deceptive trade practices regarding consumer goods and services that are or would be purchased, leased, or received in the District.

66. The CPPA prohibits "merchants" from engaging in unfair or deceptive trade practices in connection with the offer, sale, lease and supply of consumer goods and services.

67. The CPPA authorizes OAG to file suit against any person it has reason to believe “is using or intends to use any method, act, or [unlawful trade] practice in violation of...D.C. Code § 28-3904.” D.C. Code § 28-3909(a).

68. Defendants, in their ordinary course of business, offer to lease or supply consumer goods and services and therefore are “merchants” under the CPPA. *See* D.C. Code § 28-3901(a)(3).

69. Tenants at the Property are “consumers” under the CPPA because they rent their apartments for personal, household, or family purposes. *See id.* § 28-3901(a)(2).

70. Implied into every lease in the District of Columbia is a warranty of habitability, a promise by the landlord to maintain a tenant’s unit and the property in compliance with the Housing Code and Property Maintenance Code. 14 D.C.M.R. § 301.

71. Defendants have consistently breached this warranty of habitability at the Property and have committed unfair or deceptive trade practices under the CPPA by:

- a. representing to tenants affirmatively and/or through ambiguity that the Property is safe and habitable and will be maintained in compliance with the District’s Housing Code and Property Maintenance Code when, in fact, the Property is not habitable and Defendants have not maintained the Property up to code, in violation of D.C. Code § 28-3904(a), (b), (e), and (f-1);
- b. failing to disclose to tenants that the Property is not safe and habitable and that Defendants would not maintain the Property in compliance with the Housing Code and Property Maintenance Code, in violation of D.C. Code § 28-3904(f);

- c. failing to disclose to tenants that Defendants have created or would create unsafe conditions by engaging in illegal, unpermitted, and uninspected construction at the Property, in violation of D.C. Code § 28-3904(f);
- d. representing to tenants affirmatively and/or through ambiguity that Defendants possess required licenses to do business and manage residential property in the District when, in fact, they do not, in violation of D.C. Code § 28-3904(a), (b), (e), and (f-1);
- e. representing to tenants affirmatively and/or through ambiguity that CRG Management is the property management company responsible for the Property when, in fact, Defendants have been managing the Property without the proper licensure, in violation of D.C. Code § 28-3904(a), (b), (e), and (f-1);
- f. failing to disclose to tenants that Defendants lack required licenses to do business and manage residential property in the District and that CRG Management is not, in fact, the property management company responsible for the Property, in violation of D.C. Code § 28-3904(f); and
- g. failing to maintain the Property in accordance with the District Housing Code and Property Maintenance Code and failing to comply with the District Construction Code, in violation of D.C. Code § 28-3904(dd).

72. Each such act or practice constitutes a separate violation of the CPPA.

73. Defendants' unlawful acts and practices in violation of the CPPA harm District residents, including tenants of the Property and former tenants displaced from the Property.

74. Because Defendants' unlawful acts and practices present a continuing threat to the District and its residents, they affect the public interest.

75. Defendant Razjooyan is personally liable under the CPPA for the acts and omissions of the other Defendants because he: has possessed and exercised the authority to control the policies and trade practices of the other Defendants; has been responsible for establishing and implementing the unfair and deceptive policies and trade practices described herein; has participated in the unfair and deceptive trade practices described herein; has directed or supervised the employees who participated in the unfair and deceptive trade practices described herein; and knows or should know of the unfair and deceptive trade practices described herein and has the power to stop them, but rather than stopping them, continues to utilize and advance them.

COUNT TWO
(Petition for Appointment of a Receiver under the Tenant Receivership Act)

76. The District realleges and incorporates by reference the allegations set forth in paragraphs 1 through 63 as if each allegation were separately restated here.

77. Defendants are owners, agents, lessors, and/or managers of 1644-1656 W Street. D.C. Code §§ 42-3651.02(c)(1), 42-3651.05(f)(2).

78. The Attorney General may petition the Court to appoint a receiver over a rental housing accommodation "operated in a manner that demonstrates a pattern of neglect for the property for a period of 30 consecutive days and such neglect poses a serious threat to the health, safety, or security of the tenants." D.C. Code § 42-3651.02(b).

79. A pattern of neglect exists where the "owner, agent, lessor, or manager of the rental housing accommodation has maintained the premises in a state of disrepair that constitutes a serious threat to the health, safety, or security of the tenants [... including] vermin or rat infestation; filth or contamination; inadequate ventilation, illumination, sanitary, heating or life safety

facilities; inoperative fire suppression or warning equipment; inoperative doors or window locks; or any other condition that constitutes a hazard to tenants, occupants or the public.” D.C. Code § 42-3651.02(c)(1)-(2).

80. Defendants have operated the Property in a manner that demonstrates a pattern of neglect under D.C. Code § 42-3651.02(b)-(c). The Property has suffered from chronic and severe disrepair, including pest and rodent infestations; mold, leaks, and water damage; broken doors and windows; cracked and damaged walls and ceilings; accumulation of trash and debris; and missing or defective fire safety equipment.

81. Defendants’ neglect of 1644-1656 W Street poses a serious threat to the health, safety, and security of the tenants.

82. This pattern of neglect began when Defendants purchased the Property in April 2020 and has persisted ever since—well beyond the statutory minimum of thirty (30) consecutive days. During this period, Defendants have disregarded numerous notices of infraction and inspection reports, failing to make needed repairs even when cited by District agencies, and tenants have reported that they are unable to contact management or get timely responses to their maintenance requests.

COUNT THREE
(Violations of the False Claims Act)

83. The District realleges and incorporates by reference the allegations set forth in paragraphs 1 through 63 as if each allegation were separately restated here.

84. The False Claims Act (“FCA”) prohibits Defendants from “knowingly present[ing], or caus[ing] to be presented a false or fraudulent claim for payment or approval,” or “knowingly mak[ing], us[ing], or caus[ing] to be made or used, a false record or statement material to a false or fraudulent claim.” D.C. Code § 2-381.02(a)(1)-(2).

85. The FCA further prohibits Defendants from “knowingly conceal[ing] or knowingly improperly avoid[ing] or decreas[ing] an obligation to pay or transmit money or property to the District.” D.C. Code § 2-381.02(a)(6).

86. Defendants have entered into HAP contracts with the District to obtain RRH program payments for units at the Property. In these contracts, Defendants have certified that the units and common areas at the Property are habitable, and would remain habitable, under federal Housing Quality Standards and the requirements of DCHA’s Administrative Plan.

87. In fact, Defendants have known that the HAP-contracted units and common areas at the Property are not in habitable condition under federal Housing Quality Standards and DCHA’s Administrative Plan, as required by their HAP contracts.

88. Despite knowing that the HAP-contracted units and common areas at the Property are not in habitable condition under federal Housing Quality Standards and DCHA’s Administrative Plan, as required by their HAP contracts, Defendants have obtained, and continue to obtain, rent payments for the HAP-contracted units from the District’s RRH program.

89. By obtaining from the District rent payments for apartments that they know are not in habitable condition under federal Housing Quality Standards and DCHA’s Administrative Plan, as required by their HAP contracts, Defendants have violated, and continue to violate, the FCA.

90. Defendants also have violated, and continue to violate, the FCA by failing to repay the rent payments they have obtained from the District for the HAP-contracted units, as they know those units have not been, and are not, in habitable condition under federal Housing Quality Standards DCHA’s Administrative Plan, as required by their HAP contracts.

RELIEF REQUESTED

WHEREFORE, Plaintiff, the District of Columbia, respectfully requests that the Court:

- a. Permanently enjoin Defendants from violations of the CPPA, pursuant to D.C. Code § 28-3909(a);
- b. Award such relief as the Court finds necessary to redress injuries resulting from Defendants' violations of the CPPA, including disgorging rent that Defendants have charged tenants and/or requiring Defendants to pay damages and restitution, pursuant to D.C. Code § 28-3909(b);
- c. Order the payment of statutory civil penalties for each and every violation of the CPPA, pursuant to D.C. Code § 28-3909(b);
- d. Appoint a receiver who has demonstrated to the Court the expertise to develop and supervise a viable abatement plan for the satisfactory rehabilitation of the Property, pursuant to D.C. Code § 42-3651.05;
- e. Order that Defendants, jointly and severally, contribute funds in excess of the rents collected from the Property for the purposes of abating Housing Code, Property Maintenance Code, and Construction Code violations and assuring that any conditions that are a serious threat to the health, safety, or security of the occupants or the public are corrected, pursuant to D.C. Code § 42-3651.05(f);
- f. Award civil penalties and treble damages in an amount to be proven at trial and as authorized per violation of the FCA, pursuant to D.C. Code § 2-381.02(a);
- g. Award District the costs of this action and reasonable attorneys' fees, pursuant to D.C. Code §§ 28-3909(b) and 2-1403.16a(e); and
- h. Grant such further relief as the Court deems just and proper.

Jury Demand

The District demands trial by a jury.

Dated: August 30, 2024

Respectfully submitted,

BRIAN L. SCHWALB
Attorney General for the District of Columbia

JENNIFER C. JONES
Deputy Attorney General
Public Advocacy Division

LAURA C. BECKERMAN
Acting Chief, Housing and Environmental Justice
Section
Public Advocacy Division

/s/ Christopher Peña

MATTHEW MEYER [1045084]
CHRISTOPHER S. PEÑA [888324806]
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Assistant Attorneys General
400 6th Street NW, 10th Floor
Washington, DC 20001
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(202) 394-9384

Attorneys for the District of Columbia



Superior Court of the District of Columbia
CIVIL DIVISION
Civil Actions Branch
500 Indiana Avenue, N.W., Suite 5000 Washington, D.C. 20001
Telephone: (202) 879-1133 Website: www.dccourts.gov

District of Columbia

 Plaintiff

vs.

Case Number 2024-CAB-005588

Ali Razjooyan

 Defendant

SUMMONS

To the above named Defendant:

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Christopher Peña

 Name of Plaintiff's Attorney

Office of Attorney General for the District of Columbia

Address

400 6th Street NW, 10th Floor, Washington, D.C. 20001

202-705-1798

Telephone

如需翻译, 请打电话 (202) 879-4828

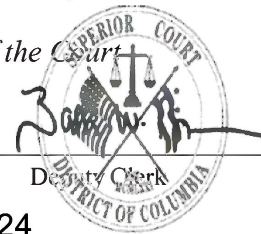
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Clerk of the Court



By _____

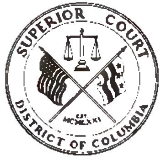
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DIVISIÓN CIVIL
Sección de Acciones Civiles
500 Indiana Avenue, N.W., Suite 5000, Washington, D.C. 20001
Teléfono: (202) 879-1133 Sitio web: www.dccourts.gov

District of Columbia

_____ Demandante

 contra

2024-CAB-005588

Número de Caso: _____

Ali Razjooyan
 _____ Demandado

CITATORIO

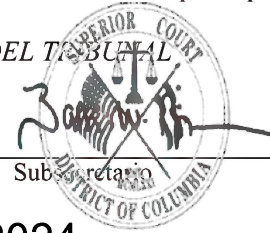
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Christopher Peña
 Nombre del abogado del Demandante

SECRETARIO DEL TRIBUNAL



Office of Attorney General for the District of Columbia
 Dirección
 400 6th Street NW, 10th Floor, Washington, D.C. 20001

Por: _____
 Subsecretario

202-705-1798
 Teléfono

Fecha **09/03/2024**

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Superior Court of the District of Columbia
CIVIL DIVISION
Civil Actions Branch
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Telephone: (202) 879-1133 Website: www.dccourts.gov

District of Columbia

 Plaintiff

vs.

Case Number 2024-CAB-005588

1644 W ST SE DE, LLC

 Defendant

SUMMONS

To the above named Defendant:

You are hereby summoned and required to serve an Answer to the attached Complaint, either personally or through an attorney, within twenty one (21) days after service of this summons upon you, exclusive of the day of service. If you are being sued as an officer or agency of the United States Government or the District of Columbia Government, you have sixty (60) days after service of this summons to serve your Answer. A copy of the Answer must be mailed to the attorney for the plaintiff who is suing you. The attorney's name and address appear below. If plaintiff has no attorney, a copy of the Answer must be mailed to the plaintiff at the address stated on this Summons.

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Christopher Peña

 Name of Plaintiff's Attorney

Office of Attorney General for the District of Columbia

Address

400 6th Street NW, 10th Floor, Washington, D.C. 20001

202-705-1798

Telephone

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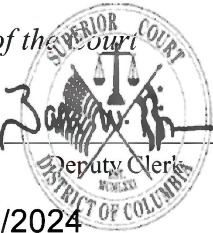
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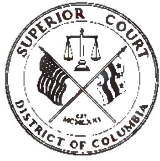
Clerk of the  Deputy Clerk
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District of Columbia

Demandante
 contra

Número de Caso: 2024-CAB-005588

1644 W ST SE DE, LLC
 Demandado

CITATORIO

Al susodicho Demandado:

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Christopher Peña
 Nombre del abogado del Demandante

SECRETARIO DEL TRIBUNAL

 Subsecretario del Tribunal Superior del Distrito de Columbia

Office of Attorney General for the District of Columbia
 Dirección
 400 6th Street NW, 10th Floor, Washington, D.C. 20001

Por: _____

202-705-1798
 Teléfono

Fecha 09/03/2024

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District of Columbia

Plaintiff

vs.

Case Number 2024-CAB-005588

Geneva Holding Trust

Defendant

SUMMONS

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Christopher Peña

Name of Plaintiff's Attorney

Office of Attorney General for the District of Columbia

Address

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Clerk of the Court



By _____

Deputy Clerk

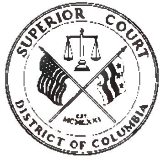
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District of Columbia

_____ Demandante

 contra

2024-CAB-005588

Número de Caso: _____

Geneva Holding Trust
 _____ Demandado

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Christopher Peña
 Nombre del abogado del Demandante

SECRETARIO DEL TRIBUNAL SUPERIOR DEL DISTRITO DE COLUMBIA

 Subsecretario

Office of Attorney General for the District of Columbia
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Fecha 09/03/2024

如需翻译, 请打电话 (202) 879-4828 Veuillez appeler au (202) 879-4828 pour une traduction Để có một bản dịch, hãy gọi (202) 879-4828
 번역을 원하시면 전화 (202) 879-4828 로 연락하십시오 የአማርኛ ትርጉም ለማግኘት (202) 879-4828 ይደውሉ

IMPORTANTE: SI USTED INCUMPLE CON PRESENTAR UNA CONTESTACIÓN EN EL PLAZO ANTES MENCIONADO O, SI LUEGO DE CONTESTAR, USTED NO COMPARECE CUANDO LE AVISE EL JUZGADO, PODRÍA DICTARSE UN FALLO EN REBELDÍA CONTRA USTED PARA QUE SE LE COBRE LOS DAÑOS Y PERJUICIOS U OTRO DESAGRAVIO QUE SE BUSQUE EN LA DEMANDA. SI ESTO OCURRE, PODRÍA RETENÉRSELE SUS INGRESOS, O PODRÍA TOMÁRSELE SUS BIENES PERSONALES O BIENES RAÍCES Y SER VENDIDOS PARA PAGAR EL FALLO. SI USTED PRETENDE OPONERSE A ESTA ACCIÓN, NO DEJE DE CONTESTAR LA DEMANDA DENTRO DEL PLAZO EXIGIDO.

Si desea conversar con un abogado y le parece que no puede pagarle a uno, llame pronto a una de nuestras oficinas del Legal Aid Society (202-628-1161) o el Neighborhood Legal Services (202-279-5100) para pedir ayuda o venga a la Oficina 5000 del 500 Indiana Avenue, N.W., para informarse sobre otros lugares donde puede pedir ayuda al respecto.

Vea al dorso el original en inglés
 See reverse side for English original



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Permit No. 1726

1664 W ST SE DE, LLC
Attn Serve on A Registered Agent Inc
8 The Green STE A
Dover DE 19901

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.

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

Case Caption: District Of Columbia v. 1664 W ST SE DE, LLC et al.

To: 1664 W ST SE DE, LLC

Case Number: 2024-CAB-005588

NOTICE OF REMOTE INITIAL SCHEDULING CONFERENCE

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Link: dccourts.webex.com/meet/ctb100

Meeting ID: 129 846 4145

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Accessibility and Language Access Information for Superior Court

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የቃልና የጽሑፍ ትርጓሜ አገልግሎቶች:

የዲ.ሲ. ፍርድ ቤቶች መስማት ለተሳናቸውና የእንግሊዝኛ ቋንቋ ተናጋሪ ለልሆኑ በፍርድ ቤቱ ጉዳይ ላላቸው ሰዎች ነጻ የቋንቋ ተደራሽነት አገልግሎቶች ያቀርባል። ተከራካሪ ወገኖች የፍርድ ቤት ትእዛዞችና ሌሎች የፍርድ ቤት ሰነዶች በነጻ እንዲተረጎሙ ለማድረግ መጠየቅ ይችላሉ። አስተርጓሚ ወይም የጽሑፍ ትርጉም ለመጠየቅ፣ እባክዎን በዚህ ደብዳቤ የመጀመሪያ ገጽ አናት ላይ በተቀመጠው ስልክ ቁጥር የፍርድ ቤቱን መዝገብ ቤት ቢሮን ያናጋግሩ። ለበለጠ መረጃ <https://www.dccourts.gov/language-access> ላይ ይጎብኙ።

የቋንቋ ተደራሽነት ለዲ.ሲ. ፍርድ ቤቶች አስፈላጊ ነው። የቋንቋ አገልግሎቶች በተመለከተ አስተያየትዎን <https://www.dccourts.gov/services/information-and-resources/interpreting-services#language-access> በመጎብኘት መስጠት ይችላሉ።



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Geneva Holding Trust
Attn Serve on 1st Alliance Resources LLC
2300 N ST NW STE 300-RLK
Washington DC 20037

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Case Caption: District Of Columbia v. 1664 W ST SE DE, LLC et al.

To: Geneva Holding Trust

Case Number: 2024-CAB-005588

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የቋንቋ ተደራሽነት ለዲ.ሲ. ፍርድ ቤቶች አስፈላጊ ነው። የቋንቋ አገልግሎቶች በተመለከተ አስተያየትዎን <https://www.dccourts.gov/services/information-and-resources/interpreting-services#language-access> በመጎብኘት መስጠት ይችላሉ።



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Ali Razjooyan
115 Bytham Ridge LN
Potomac MD 20854

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Case Caption: District Of Columbia v. 1664 W ST SE DE, LLC et al.

To: Ali Razjooyan

Case Number: 2024-CAB-005588

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የቋንቋ ተደራሽነት ለዲ.ሲ. ፍርድ ቤቶች አስፈላጊ ነው። የቋንቋ አገልግሎቶች በተመለከተ አስተያየትዎን <https://www.dccourts.gov/services/information-and-resources/interpreting-services#language-access> በመጎብኘት መስጠት ይችላሉ።



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Christopher S Pena
Assistant Attorney General
400 6th Street NW 10th Floor
WASHINGTON DC 20001

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Case Caption: District Of Columbia v. 1664 W ST SE DE, LLC et al.

To: Christopher S Pena

Case Number: 2024-CAB-005588

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Language access is important to the D.C. Courts. You can provide feedback on language services by visiting <https://www.dccourts.gov/services/information-and-resources/interpreting-services#language-access>.

Servicios de interpretación y traducción:

Los Tribunales del Distrito de Columbia ofrecen servicios gratuitos de acceso al idioma a las personas sordas o que no hablan inglés que tienen asuntos que atender en el tribunal. Las partes de un caso pueden solicitar traducciones gratuitas de las órdenes judiciales y otros documentos del tribunal. Para solicitar un intérprete o una traducción, póngase en contacto con la Secretaría en el número de teléfono que figura en la parte superior de la primera página de este anuncio. Para más información, visite <https://www.dccourts.gov/language-access>.

El acceso al idioma es importante para los Tribunales del Distrito de Columbia. Puede dar su opinión sobre los servicios de idiomas visitando <https://www.dccourts.gov/services/information-and-resources/interpreting-services#language-access>.

የቃልና የጽሑፍ ትርጓሜ አገልግሎቶች:

የዲ.ሲ. ፍርድ ቤቶች መስማት ለተሳናቸውና የእንግሊዝኛ ቋንቋ ተናጋሪ ለልሆኑ በፍርድ ቤቱ ጉዳይ ላላቸው ሰዎች ነጻ የቋንቋ ተደራሽነት አገልግሎቶች ያቀርባል። ተከራካሪ ወገኖች የፍርድ ቤት ትእዛዞችና ሌሎች የፍርድ ቤት ሰነዶች በነጻ እንዲተረጎሙ ለማድረግ መጠየቅ ይችላሉ። አስተርጓሚ ወይም የጽሑፍ ትርጉም ለመጠየቅ፣ እባክዎን በዚህ ደብዳቤ የመጀመሪያ ገጽ አናት ላይ በተቀመጠው ስልክ ቁጥር የፍርድ ቤቱን መዝገብ ቤት ቢሮን ያናጋግሩ። ለበለጠ መረጃ <https://www.dccourts.gov/language-access> ላይ ይጎብኙ።

የቋንቋ ተደራሽነት ለዲ.ሲ. ፍርድ ቤቶች አስፈላጊ ነው። የቋንቋ አገልግሎቶች በተመለከተ አስተያየትዎን <https://www.dccourts.gov/services/information-and-resources/interpreting-services#language-access> በመጎብኘት መስጠት ይችላሉ።