IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION

DISTRICT OF COLUMBIA 400 6th Street NW Washington, DC 20001 *Plaintiff*, v. **1828 Q STREET SE APARTMENTS, LLC** 6507 Grainger Terrace Upper Marlboro, MD 20772, **MARQUIS BAILEY** 6507 Grainger Terrace Upper Marlboro, MD 20772, **DION ROBERTSON** 7818 Vanity Fair Drive Greenbelt, MD 20770, *Defendants*.	Case No.: 2026-CAB-006509 **JURY TRIAL DEMANDED**

COMPLAINT

Plaintiff the District of Columbia (the "District") brings this civil action against Defendants 1828 Q Street Apartments LLC, Marquis Bailey, and Dion Robertson (collectively, "Defendants") to require them to abate the persistent drug-related nuisance at BW Bailey Apartments, located at 1828 Q Street SE (the "Property"), pursuant to the Drug-, Firearm-, or Prostitution-Related Nuisance Abatement Act, D.C. Code § 42-3101, *et seq.* ("Nuisance Act"). In support of this Complaint, the District states as follows:

INTRODUCTION

1. The Property is in the Fairlawn neighborhood, a residential community in Ward 8.

2. The Property has been the site of persistent drug activity, including three controlled substance seizures executed over a nine-day period from June 30 to July 8, 2026.

3. Law enforcement officers from the Metropolitan Police Department ("MPD") and federal task forces have repeatedly responded to the Property for incidents involving drug distribution and drug use.

4. The building has become overrun with squatters and is a known site for drug use and sales.

5. The Property is located within blocks of Boone Elementary School, Kramer Middle School, and Anacostia High School. It is also within blocks of Vee's Early Learning Center, a childcare center for 6-month to 5-year-olds.

6. The ongoing drug-related nuisance at the Property has endangered and continues to endanger residents and community members, including school-age children and pedestrians.

7. Defendants have failed to take any action to abate the drug-related nuisance at the Property.

8. Because of Defendants' ongoing failure to abate the drug-related nuisance at the Property, the District now seeks injunctive relief and damages.

JURISDICTION

9. The Court has subject matter jurisdiction pursuant to D.C. Code § 11-921 and § 42-3102(a).

10. The Court has personal jurisdiction pursuant to D.C. Code § 13-423.

PARTIES

11. Plaintiff the District of Columbia is a municipal corporation empowered to sue and be sued and is the local government for the territory constituting the permanent seat of the

government of the United States. The District is represented by and through 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 Nuisance Act. *See* D.C. Code § 42–3102(a).

12. Defendant 1828 Q Street SE Apartments LLC ("1828 Q") is a limited liability company organized under the laws of the District of Columbia. 1828 Q's principal business address is 6507 Grainger Terrace, Upper Marlboro, MD 20772. It has owned the multi-unit residential building located at 1828 Q Street SE since 2022.

13. Defendant Marquis Bailey is a beneficial owner of 1828 Q. Defendant Bailey has represented to tenants and District government agencies that he owns and/or controls the Property. Tenants of the Property have contacted Defendant Bailey concerning conditions and nuisance activity at the Property.

14. Defendant Dion Robertson is a beneficial owner of 1828 Q. Defendant Robertson has represented to OAG that he and Defendant Bailey are the co-beneficial owners of the Property. Defendant Robertson has communicated with OAG regarding the conditions at the Property and steps to address the nuisance activity.

FACTUAL ALLEGATIONS

I. Defendants Have Failed to Abate the Drug-Related Nuisance Activity on the Property.

15. From May 2026 to August 2026, law enforcement officers, including officers from MPD and federal law enforcement task forces, have repeatedly responded to the Property in connection with persistent and ongoing drug activity.

16. On May 10, 2026, members of the United States Marshals Service ("USMS") conducted a building check at the Property and found individuals loitering in the hallway. They observed an individual exiting an apartment holding a "crack pipe." The individual was identified and arrested on two outstanding failure to appear charges.

17. On May 14, 2026, members of USMS conducted another building check at the Property. During the check, they observed a woman in the stairwell with her pants down and holding drug paraphernalia. The woman was arrested for failure to appear and a probation violation.

18. On June 30, 2026, MPD arrested an individual at the Property for distribution of a controlled substance. MPD seized crack cocaine as part of the arrest.

19. On July 4, 2026, MPD again made an arrest at the Property for distribution of a controlled substance. MPD seized crack cocaine and U.S. currency as part of the arrest.

20. On July 8, 2026, MPD executed a search warrant at the Property and made three arrests for possession and possession with intent to distribute a controlled substance. MPD seized cocaine, crack cocaine, 13 white oval pills, marijuana, two ballistic vests, and U.S. currency.

21. On August 9, 2026, OAG notified Defendants pursuant to D.C. Code § 42-3103(b) of the drug-related nuisance activity on the Property and requested a response within seven days. OAG sent the notice to Defendant 1828 Q, Defendant Bailey, and Defendant 1828 Q's registered agent, Avery Harwell, via email and certified mail. OAG also sent the notice to the same parties via certified mail on August 24, 2026.

22. On August 20, 2026, OAG communicated with Defendant Bailey by text message. Defendant Bailey acknowledged the conditions at the Property, stating that the building "has been taken over by squatters and criminals." OAG asked Defendant Bailey to meet to

discuss measures to address the nuisance activity. Although Defendant Bailey stated he was available on August 21, 2026, he did not respond to OAG's subsequent request to meet and instead directed OAG to contact Defendant Robertson. Defendant Bailey then stopped responding to calls and text messages.

23. On August 21, 2026, OAG spoke by telephone with Defendant Robertson and reiterated the concerns identified in OAG's August 9 notice. Defendant Robertson agreed to seek quotes for armed security and implement security measures at the Property.

24. Defendant Robertson, OAG, and MPD had a call on August 24, 2026, during which OAG outlined the steps Defendants needed to take to secure the Property. Defendant Roberston agreed to the proposed steps and said he would follow up on security.

25. On August 25, 2026, Defendant Roberston stated that he was still awaiting quotes for armed security.

26. On August 26, 2026, following an onsite visit to the Property, MPD informed OAG that conditions at the Property continued to deteriorate. MPD observed unidentified individuals entering and exiting through the unsecured entrance door. MPD also reported trash and debris inside the building, as well as excessive trash in the rear. OAG immediately followed up with Defendant Robertson by telephone, text message, and email regarding the need for security measures at the Property.

27. As of the date of this Complaint, OAG has not received any further communications from Defendant Robertson or Defendant Bailey.

II. Drug-Related Nuisance Activity at the Property Has Adversely Impacted Neighbors and Community Members.

28. The drug-related nuisance activity at the Property has had and continues to have an adverse impact on the residents at the Property and the surrounding community.

29. The Property is well known in the neighborhood for illegal drug activity.

30. Residents of the Property have reported that the owners have neglected the Property and that the ongoing drug activity has caused them to fear using the stairwells and walking through the hallways.

31. The Advisory Neighborhood Commissioner ("ANC") for the district where the Property is located has visited the property in recent months and documented individuals congregating in the stairwells with open containers of alcohol and drug paraphernalia, individuals sleeping in the stairwells, puddles of urine, fecal matter, and large accumulations of trash.

32. At a June 3, 2026 meeting organized by the ANC, one tenant reported a fear of using the stairwells and walking through the hallways because of persistent drug use. She also reported feeling unsafe disposing of her garbage behind the building because of the illegal activity.

33. In that same meeting, MPD reported 125 calls for service for the Property for the first half of 2026.

34. As of September 2, 2026, MPD reported that calls for service have increased to 190, with 25 of the calls concerning reported drug-related activity.

35. The nuisance activity at the Property adversely impacts community members' safe access to nearby schools, forcing families to navigate an area of active drug activity on their daily commutes.

36. There is a high volume of pedestrian traffic to and from the Property that, upon information and belief, is related to drug use and suspected prostitution at the Property. While inspecting the Property on July 30, 2026, OAG witnessed several women whom MPD identified

as suspected prostitutes exit the building. OAG also witnessed MPD attend to an individual in the stairwell who appeared impaired by narcotics.

CAUSE OF ACTION

COUNT ONE
Failure to Abate Drug-Related Nuisance Activity in Violation of the Drug-, Firearm-, or Prostitution-Related Nuisance Act, D.C. Code § 42-3101

37. The District re-alleges the foregoing paragraphs of this Complaint as if fully set forth herein.

38. The Drug-, Firearm-, or Prostitution-Related Nuisance Abatement Act requires an owner of real property to take actions necessary to abate unlawful nuisance activity whenever their property is being used to facilitate such activity. D.C. Code § 42-3101, *et seq*.

39. Under the Act, the District is authorized to bring a nuisance abatement action "against any person" responsible for a "drug-related nuisance." D.C. Code § 42-3102(b).

40. "Any person" encompasses owners, which the Nuisance Act defines as any individual or entity holding all or part of the title to the property. D.C. Code § 42-3101(7).

41. A "drug-related nuisance" includes "any real property, in whole or in part, used or intended to be used to facilitate any violation of [the Controlled Substances Act]." D.C. Code § 42-3101(5)(A).

42. Violations of the Controlled Substances Act include any person "knowingly or intentionally…manufactur[ing], distribut[ing], or possess[ing], with intent to manufacture or distribute, a controlled substance" and "knowingly open[ing] or maintain[ing] any place to manufacture, distribute, or store for the purpose of manufacture or distribution a narcotic or abusive drug." D.C. Code §§ 48-904.01 and 48-904.03a.

43. A "drug-related nuisance" also includes any real property that is "used, or intended to be used, for the sale or manufacture of controlled substances or drug paraphernalia" and that "has an adverse impact on the community." D.C. Code § 42-3101(5)(B).

44. "Adverse impact" means the presence of one or more of conditions "related to . . .the use, sale, or manufacture of controlled substances or drug paraphernalia," including "increased fear of residents to walk through or in public areas," an "increased volume of vehicular and pedestrian traffic to and from the property," an "increase in the number of. . .police calls to the property," "arrests of persons on or near the property for criminal conduct," and "search warrants served or executed at the property." D.C. Code § 42-3101(1)(B), (C), (D), (H), and (I).

45. Prior to filing a complaint for a drug-related nuisance, the District must first make a reasonable attempt to notify the Defendant at least 14 days in advance. D.C. Code § 42-3103(b).

46. Because Defendants own and control the Property, they are "owners" of the Property and are responsible for abating conditions that make the Property a drug-related nuisance. D.C. Code §§ 42-3101(7), 42-3110.

47. The cocaine and crack cocaine MPD has seized at the Property establish that the Property has been used to facilitate violations of the Controlled Substances Act and thus that the Property is a drug-related nuisance under D.C. Code § 42-3101(5)(A).

48. The arrests MPD has made at the Property for distribution of a controlled substance, possession of a controlled substance, and possession with intent to distribute a controlled substance also establish that the Property has been used to facilitate violations of the

Controlled Substances Act and thus that the Property is a drug-related nuisance under D.C. Code § 42-3101(5)(A).

49. The arrests MPD has made at the Property for distribution of a controlled substance and possession with intent to distribute a controlled substance, as well as the seizure of cocaine and crack cocaine at the Property, establish that the Property is being used for the sale, manufacture, or distribution of controlled substances or drug paraphernalia. Further, the activities associated with the arrests made and drugs seized at the Property have had, and continue to have, an adverse impact on the community, including by increasing fear among residents to walk through or in public areas, increases in vehicular and pedestrian traffic, increases in police calls, arrests for criminal conduct, and the execution of a search warrant. Therefore, the Property is also a drug-related nuisance under D.C. Code § 42-3101(5)(B).

50. More than 14 days prior to filing this action, OAG provided Defendants 1828 Q Street Apartments LLC, Marquis Bailey, and Dion Robertson with reasonable notice of the nuisance activity at the Property. Despite receiving notice from OAG, Defendants have not addressed the nuisance activity. In fact, conditions have continued to deteriorate.

PRAYER FOR RELIEF

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

a. Declare the Property a drug-related nuisance property pursuant to D.C. Code §§ 42-3101–42-3114;

b. Enjoin Defendants from creating and/or maintaining, or assisting in the creation or maintenance of, a drug-related nuisance at the Property, pursuant to D.C. Code § 42-3110(a);

c. Require Defendants to abate all illegal nuisance activity at the Property immediately by implementing an appropriate security plan, including at a minimum:

i. Hiring security personnel, pursuant to D.C. Code § 42-3110(b)(3);

ii. Securing all vacant units at the Property, pursuant to D.C. Code § 42-3110(b)(2);

iii. Installing and maintaining an appropriate security camera system to fully capture the interior and exterior of the Property free from visual obstruction, pursuant to D.C. Code § 42-3110(b)(3);

iv. Installing and maintaining adequate lighting at the building, pursuant to D.C. Code § 42-3110(b)(3);

v. Keeping the Property free from blight, pursuant to D.C. Code § 42-3110(b)(3); and

vi. Requiring other measures that the Court deems appropriate and necessary to abate the nuisance activity at the Property, pursuant to D.C. Code § 42-3110(b)(7);

d. Award the District statutory damages for each day since the date Defendants were provided notice of the nuisance, to be paid by Defendants into the Drug-, Firearm-, or Prostitution-Related Nuisance Abatement Fund, pursuant to D.C. Code § 42-3111.01(a);

e. Award the District the attorneys' fees and costs it incurs in bringing this action, pursuant to D.C. Code § 28-3909(b)(1); and

f. Award such other relief as this Court deems just and proper.

JURY DEMAND

The District demands a trial by jury on all issues triable as of right by a jury in this action.

Respectfully Submitted,

Dated: September 15, 2026

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