

# Wiley Rein Attorneys Achieve Favorable Result in DC Landlord and Tenant Matter

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May 18, 2011

After years of living in uninhabitable conditions our client began withholding rent in an effort to have the landlord address the conditions. The landlord sued for eviction. Wiley Rein attorneys Tracye Winfrey Howard and Brian Walsh represented our client in the landlord-tenant court mediation, and negotiated a settlement that included payment of some back rent in return for the landlord dropping the eviction action and committing to address a list of specific problems in the apartment. Though our client complied in full with the settlement agreement, the landlord did not and failed to timely make the required repairs.

Ms. Howard and Mr. Walsh then filed a complaint in DC Superior Court for breach of contract, infliction of emotional distress and breach of implied warranty of habitability. Although by the time of the mandatory mediation, most of the original repairs from the settlement agreement had been completed, Tracye and Brian were able to negotiate four months of free rent for our client and the landlord agreed to complete the remaining repairs and additional new repairs within three weeks. Our client now reports that all repairs have been completed, and that the apartment passed its most recent DC Housing Authority inspection.

## Related Professionals

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