

Navigating DC's Rental Act: Changes in Eviction

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By Brian Dorwin, Gwen Roy-Harrison and Robert Donahue

In Episode two of *The DC Rental Act in Three Minutes*, Offit Kurman attorneys Brian Dorwin and Gwen Roy Harrison examine key changes to eviction procedures under the new Rental Act, with a focus on public safety cases.

They explain how, under the prior law, landlords were required to issue a 30-day notice with an opportunity to cure—and often had to wait for repeated misconduct—before filing an eviction. In situations involving violent or dangerous behavior, this left landlords and residents with limited immediate protection.

The Rental Act introduces a major shift: a 10-day notice to vacate with no cure provision for tenants alleged to have committed a dangerous crime or crime of violence. Landlords are no longer required to wait for a criminal conviction before acting, allowing for faster responses to serious threats.

Brian and Gwen also note that many questions remain. Because the Act took effect so quickly and reshaped nearly every part of landlord-tenant court, DC Superior Court and agencies are still interpreting how these provisions will work in practice. Early rulings in 2026 will be critical in shaping how the law is applied.