



# Advisory Neighborhood Commission 2A

*“Serving the Foggy Bottom and West End communities of Washington, D.C.”*

February 25, 2026

Robert White Jr., At-Large, Council Member of the District of Columbia  
Chairperson-Committee on Housing  
1350 Pennsylvania Avenue, NW  
Suite 107  
Washington DC 20004

## **RE: Office of Tenant Advocate (OTA) Performance Oversight Resolution 2026**

At its regular meeting on Wednesday, February 25, 2026, Advisory Neighborhood Commission 2A (“ANC 2A” or “Commission”) considered the above-referenced matter. With four of six commissioners present, a quorum at a duly-noticed public meeting, the Commission, after a motion made by Chairperson Patel and seconded by Commissioner Dicapò, adopted the following resolution by (3-0-1):

**WHEREAS**, Advisory Neighborhood Commission 2A represents the interests of renters, homeowners, and residents of Historic Foggy Bottom; and

**WHEREAS**, the **Office of the Tenant Advocate (OTA)** provides essential services including legal advice, representation, tenant education, policy advocacy, and emergency housing support that protect tenants’ statutory rights; and

**WHEREAS**, the **Rental Housing Act of 1985** and subsequent legislation, including the **Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) Act of 2025** ([D.C. Law 26-80](#)), constitute the core statutory protections for tenants and landlords in the District and are foundational to fair and equitable housing policy; and

**WHEREAS**, the RENTAL Act, effective **December 31, 2025**, amended key aspects of landlord-tenant law, eviction procedures, and tenant protections, including modifications to eviction timelines, pre-filing notice periods, and changes to the older **Tenant Opportunity to Purchase Act (TOPA)**<sup>1</sup>;

**WHEREAS**, tenant advocates and legal service providers have expressed concern that certain provisions of the RENTAL Act may weaken tenant protections by expediting eviction

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<sup>1</sup> [D.C. Council Passes RENTAL Act, Including Significant Tenant Opportunity to Purchase Act Changes | Insights | Holland & Knight](#)



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proceedings, reducing notice periods for non-payment cases, and narrowing the effective scope of TOPA, potentially limiting tenants’ ability to organize and exercise their purchase rights<sup>2</sup>;

**WHEREAS**, independent racial equity assessments have indicated that changes contained in the RENTAL Act may disproportionately impact Black residents and other vulnerable populations already at heightened risk of displacement and housing instability<sup>3</sup>;

**WHEREAS**, there remains ongoing public debate regarding balancing tenant protections with the need to address court backlogs and financial pressures on housing providers, highlighting the need for careful oversight and monitoring of implementation outcomes;

**WHEREAS**, tenants on fixed incomes, elderly residents, students, and low-income households remain particularly vulnerable to landlord harassment, retaliation, and unlawful rent increases, as was illustrated by residents who have testified and have sought assistance from OTA; and

**WHEREAS**, OTA’s unique role is critical in interpreting and enforcing tenant protections under the Rental Housing Act and any amendments thereto, especially in light of landlord attempts to circumvent statutory requirements or avoid compliance;

**NOW, THEREFORE, BE IT RESOLVED**, that ANC 2A:

1. **Affirms its strong support for the Office of the Tenant Advocate**, recognizing OTA as essential to protecting tenant rights under the Rental Housing Act and related housing laws, including the RENTAL Act of 2025;
2. **Calls on the D.C. Council and Mayor’s Office** to ensure that implementation of the RENTAL Act does not erode tenant protections, including fair eviction processes, adequate notice periods, and meaningful access to legal resources;
3. **Encourages ongoing monitoring and evaluation** of the impacts of the RENTAL Act’s eviction and TOPA changes, with particular attention to equity impacts on vulnerable and historically marginalized populations;
4. **Urges the D.C. Council to consider additional legislative or regulatory amendments** that strengthen tenant rights, close enforcement gaps, and provide resources for tenants to access legal support, including enhanced funding for OTA and legal services;
5. **Recommends the establishment of a seven-day, after-hours emergency line** within OTA to ensure tenants can access urgent assistance when facing harassment, retaliation, unlawful entry, or threats of eviction;

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<sup>2</sup> [D.C.’s ‘Two-Tiered Justice System’: How the RENTAL Act Threatens Black Tenants - Washington City Paper](#)

<sup>3</sup> [Better Housing DC](#)



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6. **Calls for expanded community outreach and education** by OTA and relevant agencies to ensure tenants understand their rights under the Rental Housing Act and subsequent amendments, and to increase access to support for elderly residents, students, and other high-risk groups; and
7. **Requests that the Rental Accommodations Division and other enforcement agencies** ensure landlords are held accountable for violations of housing laws, including retaliation and unlawful rent increases, and that exemptions under the RENTAL Act or RAD do not become shields for abusive or predatory practices.

Commissioner Trupti Patel ([2A03@anc.dc.gov](mailto:2A03@anc.dc.gov)) is the Commission’s representative in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Chairperson Trupti J Patel (she/her)  
Chair, Advisory Neighborhood Commission 2A  
Historic Foggy Bottom  
Single Member District 2A03

CC:

Phil Mendelson, Chairman of the Council of the District of Columbia  
Anita Bonds, At-Large Councilmember of the District of Columbia  
Brooke Pinto, Ward 2 Councilmember of the District of Columbia  
Brienne Nadeau, Ward 1 Councilmember of the District of Columbia  
Matthew Frumin, Ward 3 Councilmember of the District of Columbia  
Johanna Shreve, Chief Tenant Advocate  
Jimika Williams, Ward 2 Liaison, Mayor's Office of Community Relations