

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL**



**ATTORNEY GENERAL
BRIAN L. SCHWALB**

PUBLIC ADVOCACY DIVISION

NOTICE OF ELIGIBILITY FOR RESTITUTION

On June 24, 2022, the Office of the Attorney General for the District of Columbia (“OAG”) filed a lawsuit against Adolphe Edwards (“Edwards”) for violating the District of Columbia’s (“District”) Housing Code, consumer protection laws, and the Lead-Hazard Prevention and Elimination Act. Edwards previously owned and managed five apartment buildings located on and around Missouri Avenue NW in Ward 4 (1301 Missouri Ave NW, 1309 Missouri Ave NW, 1315 Missouri Ave NW, 5906 13th Street NW, and 5912 13th Street NW) and four apartment buildings on Alabama Avenue SE in Ward 8 (2425 Alabama Ave SE, 2427 Alabama Ave SE, 2429 Alabama Avenue SE, and 2431 Alabama Avenue SE). In late 2024, the DC Superior Court entered a judgment in favor of OAG, finding that Edwards violated District law at these properties and was liable for more than 1,400 violations of DC Housing Code and more than 7,000 violations of the lead hazard law. In April 2025, DC Superior Court entered an order requiring Edwards to pay tenants back in full for rent they paid between January 1, 2018, until April 26, 2023, with interest.

This notice provides information about the lawsuit, and your potential benefits and rights.

1. Why did I get this notice?

You are eligible for restitution (“Eligible Claimant”) if you: 1) Lived at Edwards’ former properties between January 1, 2018, and April 26, 2023, and 2) Paid rent to Edwards during this time. You have received this notice because Edwards’ records indicate that you are an Eligible Claimant.

2. How is restitution calculated?

OAG has Edwards’ rent ledgers to determine how much each tenant paid in rent. More information may be necessary to help provide the appropriate restitution amount.

3. How much will I receive in restitution?

Payments to each Eligible Claimant from the total amount awarded by the Court (the “Claim Amount”) have been determined using Edwards’ records to calculate amounts owed. Unfortunately, the records Edwards provided for your claim were incomplete, and an estimated Claim Amount could not be determined. To ensure that you can receive the Claim Amount owed to you, please follow the instructions in Paragraph 4.

4. What do I have to do to receive restitution?

Because an estimated Claim Amount was unable to be determined through the rent records provided by Edwards, please send copies or scans of proof-of-payment (e.g., receipts, bank statements, check carbons, etc.), along with the attached W-9 form, to the Claims Administrator before **September 15, 2026**. OAG has retained Analytics Consulting LLC as the Claims Administrator to assist with distributing proceeds to Eligible Claimants. You may send your W-9 and proof-of-payment by email to EdwardsDCClaims@noticeadministrator.com or by mail to:

D.C. v. Adolphe J. Edwards Settlement Administrator
c/o Analytics Consulting LLC
PO Box 2006
Chanhassen, MN 55317-2006

5. Do I need a lawyer to receive restitution?

You do not need to hire your own lawyer to receive a share of restitution. OAG has secured restitution due to you in the amount of the Claim Amount. However, please note that OAG is not your lawyer and cannot provide you with any legal advice. If you wish to hire your own lawyer, you are free to hire one at your own expense.

6. How can I receive more information?

For further information, you can contact the Claim Administrator at the address or telephone number below.

D.C. v. Adolphe J. Edwards Settlement Administrator
c/o Analytics Consulting LLC
PO Box 2006
Chanhassen, MN 55317-2006
Toll Free: 844-936-4483
Website: www.EdwardsDCClaims.com
Email: EdwardsDCClaims@noticeadministrator.com