THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE AND CANNABIS BOARD

In the Matter of:		
	Case No.:	25-ULC-00019
Street Lawyer Services DC, LLC t/a Street Lawyer Services	License No.:	N/A
	Order No.:	2025-931
Summary Closure		
at premises 409 H Street N.E. Washington, D.C. 20002		

BEFORE: Donovan Anderson, Chairperson
Silas Grant, Jr., Member
Teri Janine Quinn, Member
Ryan Jones, Member
David Meadows, Member

PARTIES: Street Lawyer Services DC, LLC, t/a Street Lawyer Services, Respondent

Victor R. Quinto, Property Owner

Yutong Zhou, Esq, Counsel for Property Owner

Sophia Mietus, Assistant Attorney General
Office of the Attorney General for the District of Columbia

ORDER APPROVING THE OFFER-IN-COMPROMISE

The above-mentioned parties have petitioned the Alcoholic Beverage and Cannabis Board (Board) to approve an offer-in-compromise (OIC) to settle one or more violations of Chapter 16B of Title 7 of the D.C. Official Code or Title 22-C of the D.C. Municipal Regulations in accordance with D.C. Official Code § 2-509(a). The Parties filed an offer-in-compromise with the Board, which concluded this matter.

ORDER

Therefore, the Board, on this 8th day of October 2025, **APPROVES** the OIC appended to this Order.

1. The parties agree that the attached OIC constitutes the entire agreement of the parties;

2. The Respondent agrees to the conditions, terms, penalties, and violations described in the OIC; and

3. The Respondent agrees that it understands the charges filed against it and the basis for those charges. The Respondent waives the right to contest liability, the right to a hearing, the right to present evidence and argument, the right to confront witnesses and evidence, and the right to appeal and have judicial review related to this matter. The Respondent understands that his or her decision to enter into this OIC permanently waives these rights in this matter.

ABCA shall deliver copies of this Order to the Government and the Respondent.

District of Columbia
Alcoholic Beverage and Cannabis Board

Donovan Anderson, Chairperson

Silas Grant, Jr., Member

Teri Janine Quinn

Teri Janine Quinn, Member

Ryan Jones, Member

David Meadows

David Meadows, Member

Any party adversely affected may file a Motion for Reconsideration of this decision or other motion permitted by law within ten days of service of this Order. If a motion is filed, the opposing party may file a response within seven days. If a response is filed, the movant may file a reply within three days. All filings should be served on all parties to the matter and delivered to the Alcoholic Beverage and Cannabis Administration, 899 North Capitol Street, N.E., Suite 4200-A, Washington, D.C. 20002, or sent by email to abca.legal@dc.gov. Parties are further advised that the failure to properly serve the other parties or to present all matters of record that have allegedly been erroneously decided in a motion for reconsideration may result in the waiver of those matters being considered by the Board. The Board also reserves the right to summarily deny or not consider multiple and repetitive motions.

In addition to filing a Motion for Reconsideration, pursuant to § 11 of the District of Columbia Administrative Procedure Act, Pub. L. 90-614, 82 Stat. 1209, D.C. Official Code § 2-510 (2001), and Rule 15 of the District of Columbia Court of Appeals, a party that is adversely affected may have the right to appeal this Order by filing a petition for review, within 30 days of the date of service of this Order, with the District of Columbia Court of Appeals, located at 430 E Street, N.W., Washington, D.C. 20001. Parties are advised that the timely filing of a Motion for Reconsideration stays the time for filing a petition for review in the District of Columbia Court of Appeals until the Board rules on the motion. See D.C. App. Rule 15(b) (2004).

Parties are also advised that the Superior Court of the District of Columbia may have jurisdiction to hear appeals in non-contested cases or in matters where that court is specifically provided jurisdiction by law. Finally, advisory neighborhood commissions (ANCs) are advised that their right to appeal or challenge a decision of the Board may be limited by the laws governing ANCs. See e.g., D.C. Code § 1-309.10(g).

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ALCOHOLIC BEVERAGE AND CANNABIS BOARD

IN THE MATTER OF: **Street Lawyer Services DC LLC t/a Street Lawyer Services,** **Respondent.**	**Case No. 25–ULC–00019**

OFFER IN COMPROMISE FOR BOARD APPROVAL

The District of Columbia, jointly with Victor R. Quinto (Property Owner), submits this Offer in Compromise (OIC) to the Alcoholic Beverage and Cannabis Board (Board), as authorized by D.C. Code § 7-1671.08 and 22-C DCMR § 9700 *et. seq.*, for approval by the Board. This case arose from violations of D.C. Code § 7-1671.08 by Respondent at 409 H Street NE, Washington, DC 20002 (the Premises), which was leased from Property Owner.

Property Owner understands that if the Board approves the OIC, Respondent will be obligated to abide by the terms of the OIC shown below. If the Board does not approve the OIC, litigation of this summary closure will continue.

Respondent has been advised that there is no obligation to accept an OIC. Respondent has been advised, through service of the Notice of Summary Closure, that at any summary closure hearing or other proceedings, Respondent may be represented by legal counsel, have subpoenas issued to require production of witnesses and evidence, produce witnesses and evidence, cross-examine witnesses, and apply to the Board for a qualified interpreter.

The OIC terms are as follows:

1. Property Order affirms that it has received affirmative confirmation from Street Lawyer Services, LLC acknowledging the termination of its lease and that Street Lawyer Services, LLC has vacated the Premises as evidenced by Exhibit A.

2. Property Owner acknowledges that it is responsible for returning any property owned by Street Lawyer Services, LLC that remains in the Premises and over which Street Lawyer Services, LLC has a legal right of return.

3. Property Owner agrees to not lease the Premises to Street Lawyer Services, LLC or its successor companies, or any unlicensed cannabis establishment at any time in the future.

4. Property Owner agrees to notify ABCA when it has leased the Premises to a new tenant, to provide the identity of the new tenant, including the business name and owner, and permit ABCA to perform an inspection before the new tenant takes possession of the Premises and at any time thereafter.

5. Property Owner agrees that if a future tenant, which has not filed an accepted and pending application with the ABC Board, knowingly engages or attempts to engage in the purchase, sale, exchange, delivery, or another form of commercial transaction involving cannabis, it shall be a subsequent violation of D.C. Code § 7- 1671.08(f) and grounds for the Board to issue a subsequent Notice of Summary Closure and issue Property Owner a fine up to $10,000 under D.C. Code § 7- 1675.01(b). Property Owner agrees to waive the notice requirement set forth in D.C. Code § 7- 1675.01(a).

6. The current summary closure shall remain in effect until ABCA makes the keys to the Premises available to Property Owner for pickup at its offices, or at another mutually agreed upon date, time and location.

Dated: September 23, 2025

Respectfully submitted,

BRIAN L. SCHWALB
Attorney General for the District of Columbia

CHAD COPELAND
Deputy Attorney General
Civil Litigation Division

/s/ Kimberly M. Johnson
KIMBERLY M. JOHNSON [435163]
Chief, Civil Enforcement Section

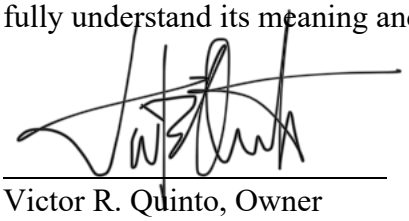
/s/ Kerslyn D. Featherstone
KERSLYN D. FEATHERSTONE [478758]
Assistant Chief, Civil Enforcement Section

/s/ Sophia Mietus
SOPHIA MIETUS [90010617]
Assistant Attorney General
400 6th Street NW
Washington, DC 20001
(202) 735-7569
Sophia.Mietus@dc.gov

ATTORNEYS FOR THE DISTRICT OF COLUMBIA

CONSENT OF RESPONDENT

By this Offer in Compromise, I agree to accept and perform its terms. I acknowledge the validity of the OIC and waive further litigation including a hearing. I also recognize that I am waiving any right to appeal an adverse ruling of the Board that might have followed any such hearing. By this settlement, I waive all such rights. I sign this OIC without reservation, and I fully understand its meaning and my rights.



Victor R. Quinto, Owner
409 H Street NE, Washington, DC 20002

09/30/2025
DATE

CERTIFICATE OF SERVICE

On October 2, 2025, I served the foregoing Offer in Compromise for Board Approval by email to:

Yutong Zhou, Esq.
Sinoberg Raft
yutong@sinobergraft.com

Counsel for Property Owner

Jonathan Berman
Assistant General Counsel, ABCA
899 North Capitol Street, NE
Suite 4200-B
Washington, DC 20002
Jonathan.Berman@dc.gov

/s/ Sophia Mietus
Sophia Mietus
Assistant Attorney General

EXHIBIT A

LEASE TERMINATION AGREEMENT

THIS LEASE TERMINATION AGREEMENT (this "Agreement") is made and entered into as of the _18th_ day of _August_____, 2025 (the "Effective Date"), by and between VICTOR R. QUINTO, or his assigns ("Landlord"), and STREET LAWYER SERVICES LLC, a District of Columbia limited liability company ("Tenant"), and LONNY BRAMZON ("Guarantor").

RECITALS

WHEREAS, Landlord and Tenant entered into that certain Lease dated as of July 1, 2020 (the "Lease"), pursuant to which Landlord leased to Tenant, and Tenant leased from Landlord, certain premises consisting of approximately 1,680 square feet located at 409 H Street, NE, Washington, DC 20002 – First Floor (the "Demised Premises");

WHEREAS, the term of the Lease is presently scheduled to expire on June 30, 2025;

WHEREAS, Tenant has failed to pay rent for the months of November and December 2024, and January, February, March, April, May, and June 2025, totaling $74,400.00 (the "Unpaid Rent");

WHEREAS, Landlord and Tenant have mutually agreed to terminate the Lease prior to the scheduled expiration date upon the terms and conditions set forth herein; and

WHEREAS, Landlord and Tenant desire to set forth their agreement with respect to such termination and to release each other from certain obligations under the Lease, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

AGREEMENT

1. **TERMINATION OF LEASE**. The Lease shall terminate effective as of the date of execution of this Agreement (the "Termination Date"). As of the Termination Date, the Lease shall be fully and finally terminated and shall no longer be of any force or effect,

except for those provisions that expressly survive the termination of the Lease pursuant to the terms thereof or as otherwise provided in this Agreement.

2. **SURRENDER OF PREMISES**. Tenant hereby surrenders to Landlord, as of the Termination Date, the Lease and all of Tenant's right, title and interest in and to the Demised Premises. Tenant shall vacate the Demised Premises on or before the Termination Date and shall remove all of Tenant's personal property therefrom. Tenant shall deliver the Demised Premises to Landlord in broom clean condition and otherwise in the condition required under Section 10 of the Lease.
3. **PAYMENT OF UNPAID RENT**. Tenant acknowledges and agrees that it has failed to pay rent for the months of November and December 2024, and January, February, March, April, May, and June 2025, totaling $74,400.00 (calculated at $9,300.00 per month for eight (8) months). Notwithstanding the termination of the Lease, Tenant shall remain obligated to pay the Unpaid Rent to Landlord in accordance with the following terms:
    1. Tenant shall pay the Unpaid Rent in twenty-four (24) equal monthly installments of $3,100.00 each, with the first such payment due on the Effective Date and each subsequent payment due on the same day of each month thereafter until the Unpaid Rent is paid in full.
    2. Landlord hereby waives any penalties and interest that would otherwise be due with respect to the Unpaid Rent, provided that Tenant makes all payments required under this Agreement in a timely manner.
    3. If Tenant fails to make any payment when due under this Agreement, and such failure continues for five (5) days after written notice from Landlord, then the entire unpaid balance of the Unpaid Rent shall immediately become due and payable, and Landlord shall be entitled to pursue all remedies available at law or in equity.
4. **UTILITIES**. On or before the Termination Date, Tenant shall pay all outstanding utility bills for the Demised Premises, including but not limited to electricity, water, sewer, gas, telephone, and internet service. Tenant shall provide Landlord with receipts evidencing payment of all such utility bills on the Termination Date.
5. **ABCA PENALTIES AND SERVICE FEES**. Tenant acknowledges and agrees that Landlord shall not be responsible for any penalties or service fees imposed by the Alcoholic Beverage Control Administration ("ABCA") or any other regulatory authority in connection with Tenant's business operations at the Demised Premises. Tenant shall be solely responsible for any such penalties or service fees. Tenant will be responsible for all cost to release any charges or penalties against the landlord or premise from the ABCA board or other regulatory authority.
6. **PROPERTY CLEANING AND REPAIR DEPOSIT**. On the Termination Date, Tenant shall pay to Landlord a property cleaning and repair deposit in the amount of Three Thousand Dollars ($3,000.00) (the "Cleaning Deposit"). Landlord shall use the Cleaning Deposit to clean and repair the Demised Premises as necessary to restore it to the condition required under the Lease. Within thirty (30) days after Landlord reopens the Demised Premises for business or leases the Demised Premises to a new tenant, Landlord shall apply any unused portion of the Cleaning Deposit to the Unpaid Rent. If the cost of cleaning and repairing the Demised Premises exceeds the amount of the Cleaning Deposit, Tenant shall pay such excess to Landlord within ten (10) days after receipt of written notice from Landlord.

7. **LIEN ON ACCOUNT RECEIVABLE**. As additional security for Tenant's payment obligations under this Agreement, Tenant hereby grants to Landlord a lien on Tenant's account receivable at its medical cannabis retailer located at 3400 Connecticut Avenue, Washington, DC 20008 (the "Account Receivable"). Tenant represents and warrants that it has the full right and authority to grant such lien and that the Account Receivable is not subject to any prior liens, claims, or encumbrances. Tenant shall execute and deliver to Landlord any additional documents that Landlord may reasonably request to perfect or maintain Landlord's security interest in the Account Receivable. In the event Tenant defaults in its payment obligations under this Agreement, Landlord shall have the right to collect the Account Receivable directly from the account debtor(s) and apply the proceeds to the Unpaid Rent.
8. **SECURITY DEPOSIT**. Landlord acknowledges receipt of a security deposit in the amount of Thirteen Thousand Four Hundred Dollars ($13,400.00) (the "Security Deposit") pursuant to Section 5 of the Lease. Landlord shall apply the Security Deposit to any amounts owed by Tenant under the Lease or this Agreement, including but not limited to the Unpaid Rent, and shall refund any remaining balance to Tenant within thirty (30) days after the Termination Date.
9. **MUTUAL RELEASE**. Subject to the terms and conditions of this Agreement, including Tenant's payment obligations hereunder, Landlord and Tenant hereby release and forever discharge each other and their respective officers, directors, shareholders, members, partners, agents, employees, successors, and assigns from any and all claims, demands, actions, causes of action, suits, damages, liabilities, and obligations of any kind or nature whatsoever, whether known or unknown, suspected or unsuspected, arising out of or in any way related to the Lease or the Demised Premises, except for those obligations that expressly survive the termination of the Lease pursuant to the terms thereof or as otherwise provided in this Agreement.
10. **REPRESENTATIONS AND WARRANTIES**. Tenant hereby represents and covenants that:
    1. It has good right and authority to enter into this Agreement;
    2. It has not made any assignment, sublease, transfer, conveyance, or other disposition of the Lease, its interest in the Demised Premises, or any claim, demand, obligation, liability, action, or cause of action arising from the Lease; and
    3. No other person or entity has an interest in the Lease, the Demised Premises, or any claim, demand, obligation, liability, action, or cause of action arising from the Lease.
11. **GUARANTOR'S CONSENT**. Guarantor hereby consents to the terms and conditions of this Agreement and acknowledges and agrees that his obligations under the Lease, as guarantor, shall extend to Tenant's obligations under this Agreement.
12. **MISCELLANEOUS**.
    1. **Headings**. The headings in this Agreement are for convenience only and do not in any way limit or affect the terms and provisions hereof.
    2. **Time of Essence**. Time is of the essence of this Agreement.
    3. **Counterparts**. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

4. **Entire Agreement**. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, discussions, writings, and agreements between them.
5. **Governing Law**. This Agreement shall be governed by and construed in accordance with the laws of the District of Columbia.
6. **Binding Effect**. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.
7. **No Modification**. This Agreement may not be modified or amended except by a written instrument executed by all parties hereto.
8. **Severability**. If any provision of this Agreement is held to be invalid or unenforceable, such provision shall be struck and the remaining provisions shall be enforced.
1. **Further Assurances**. Each party shall execute and deliver such additional documents and take such additional actions as may be reasonably necessary or desirable to carry out the provisions of this Agreement and the transactions contemplated hereby.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

LANDLORD:

_____
VICTOR R. QUINTO

TENANT:
STREET LAWYER SERVICES LLC

By: _____
Name: LONNY BRAMZON
Title: Managing Member

GUARANTOR:

_____
LONNY BRAMZ