

**SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION**

**NATIONAL ASSOCIATION OF
CONSUMER ADVOCATES,**

Plaintiff,

v.

RENTGROW, INC., et al.,

Defendants.

Case No. 2024-CAB-006253

Judge Leslie A. Meek

ORDER GRANTING DEFENDANT YARDI SYSTEMS, INC.’S MOTION TO DISMISS

This matter comes before the Court upon, *Defendant Yardi Systems, Inc.’s Motion to Dismiss* (“Motion”), filed by Yardi Systems, Inc. (Defendant), through counsel, on June 27, 2025. On July 18, 2025, Plaintiff National Association of Consumer Advocates filed an Opposition. *See generally* Pl.’s Memo of Law in Opp’n. to Yardi Systems, Inc.’s Mot. to Dismiss (“Opp’n.”). On July 29, 2025, the Defendant filed a Reply. *See generally* Def. Yardi Systems, Inc.’s Reply in Support of its Mot. to Dismiss (“Reply”). In the instant Motion, the Defendant requests this Court dismiss Yardi Systems, Inc. as a defendant in the above-captioned matter for this Court’s lack of jurisdiction over Yardi Systems, Inc. and for the Plaintiff’s failure to allege actionable conduct by the Defendant. *See generally* Mot.

On October 1, 2024, the Plaintiff filed a *Complaint* against Defendant RentGrow, Inc. and Defendant Yardi Systems, Inc. alleging that the Defendants collectively violated the District of Columbia Consumer Protection Procedures Act when providing tenant screening services in the District of Columbia (“the District”). *See* Compl. ¶¶ 91-92. The Plaintiff states the Defendants had a contractual relationship with the District of Columbia Housing Authority (“DCHA”) to provide

tenant screening services to landlords in the District. *See id.* ¶ 1. The Plaintiff alleges Defendant RentGrow, Inc. provided inaccurate and biased information when it furnished tenant screening services to landlords, property managers, and housing providers in the District. *See id.* ¶¶ 20-52.

In the Complaint, the Plaintiff states that Defendant RentGrow, Inc. is a, “[w]holly owned subsidiary of Yardi Systems, Inc.” Compl. ¶¶ 1, 15. The Plaintiff asserts this Court has personal jurisdiction over both Defendant RentGrow, Inc. and Defendant Yardi Systems, Inc. as they have purposefully directed their screening services to landlords, property managers, and housing providers in the District, including the DCHA, and have availed themselves of the benefits and protections of the District’s laws. *See id.* ¶¶ 1, 6, 7.

In the instant Motion, Defendant Yardi Systems, Inc., argues this Court lacks personal jurisdiction and lacks general or specific jurisdiction over the Defendant as the Defendant is a non-resident corporation without a principal place of business in the District. *See Mot.* 4-7. Defendant Yardi Systems, Inc. argues that if there is a statutory basis for personal jurisdiction, said jurisdiction does not satisfy due process requirements. *See id.* 7-8.

In the Opposition, the Plaintiff argues that the allegations in the Complaint are directed at both Defendant Yardi Systems, Inc. and Defendant RentGrow, Inc., as Defendant Yardi Systems, Inc. provides services to the DCHA through its subsidiary, Defendant RentGrow, Inc. *See Opp’n.* 3; 4 n.5. In its Opposition, the Plaintiff, as an alternative to granting the Defendant’s motion to dismiss, requests the opportunity for jurisdictional discovery or leave to file an amended complaint. *See id.* 10. The Court will not consider the Plaintiff’s alternative requests, as the Plaintiff failed to adequately address these requests and satisfy the requisite legal showings. *See Daley v. Alpha Kappa Sorority, Inc.*, 26 A.3d 723, 728 (recognizing that the Plaintiff must demonstrate a good faith belief that jurisdictional discovery will allow it to prove personal

jurisdiction); *Johnson v. Fairfax Village Condo. IV Unit Owners Ass’n.*, 641 A.2d 495, 501 (D.C. 1994) (listing five factors to guide the Court’s consideration of a motion to amend).

Generally, courts should first resolve jurisdictional issues when ruling on a motion to dismiss for lack of personal jurisdiction and for failure to state a claim. *See Hawkins v. W.R. Berkley Corp.*, 889 A.2d 290, 293 (D.C. 2005) (adopting the practice of the federal district courts) (citations omitted). When ruling on a personal jurisdiction issue without an evidentiary hearing, “a court ordinarily demands only a prima facie showing of jurisdiction by the plaintiffs.” *Companhia Brasileira Carbureto De Calcio v. Applied Indus. Materials Corp.*, 35 A.3d 1127, 1135 n.9 (D.C. 2012) (internal citations omitted). For nonresident defendants, the Plaintiff must show that (1) exercise of personal jurisdiction is authorized by the District of Columbia’s long-arm statute, codified as D.C. Code § 13-423, and (2) that the exercise of personal jurisdiction comports with due process requirements. *See id.* at 1130.

Pursuant to D.C. Code § 13-423(a), there are seven categories of activity that authorize a District of Columbia court to exercise personal jurisdiction over a party. These activities include, *inter alia*, “a claim or relief arising from a person’s (1) transacting any business in the District of Columbia [or] (2) contracting to supply services in the District of Columbia[.]” D.C. Code § 13-423(a)(1) only confers personal jurisdiction over the Defendant if the Plaintiff’s claim arises from the Defendant’s contact with the District. *See Everett v. Nissan Motor Corp.*, 628 A.2d 106, 107 (D.C. 1993) (citation omitted). The claim raised must have a, “discernable relationship to the ‘business’ transacted in the District.” *Jackson v. Loews Wash. Cinemas, Inc.*, 944 A.2d 1088, 1093 (D.C. 2008).

Even if D.C. Code § 13-423 is satisfied, the Court cannot exercise personal jurisdiction unless due process requirements are also satisfied. *See Daley v. Alpha Kappa Sorority, Inc.*, 26

A.3d 723, 727-28 (D.C. 2011). To satisfy due process requirements, a nonresident Defendant must have, “certain minimum contacts . . . such that maintenance of the suit does not offend ‘traditional notions of fair play and substantial justice.’” *Walden v. Fiore*, 571 U.S. 277, 283 (2014). When there are multiple Defendants, “each defendant’s contacts with the forum State must be assessed individually.” *Calder v. Jones*, 465 U.S. 783, 790 (1984). The relationship arising from contacts within the forum must be created by the Defendant themselves and the Plaintiff may not aggregate factual allegations to assert jurisdiction over an individual defendant. *See Walden*, 571 U.S. at 284; *Duarte v. Nolan*, 190 F. Supp. 3d 8, 11 (D.D.C. 2016) (citation omitted). As applied to corporate entities, “one corporation’s contacts with a given forum may not be attributed to an affiliated corporation” unless the character of the subsidiary amounts to, “doing the business of the parent.” *Khatib v. All. Bankshares Corp.*, 846 F. Supp. 2d 18, 31-32 (D.D.C. 2012).

In the Plaintiff’s Complaint, the Plaintiff alleges both Defendants collectively provide services within the District, however, the Plaintiff only explicitly names and discusses Defendant RentGrow, Inc.’s provision of services. The Plaintiff fails to address Yardi System, Inc.’s role in providing services within the District and as such, failed to demonstrate a “discernable relationship” between Yardi Systems, Inc. and their alleged malfeasance in providing tenant screening services in the District. *Jackson*, 944 A.2d at 1093.

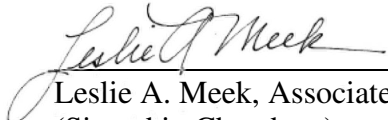
The Court finds the Plaintiff failed to satisfy D.C. Code § 13-423 and due process requirements by failing to enumerate the actions of Yardi Systems, Inc. that show personal jurisdiction is authorized, and by failing to sufficiently identify the Yardi Systems, Inc.’s contacts with the District. Accordingly, the Motion is granted.

Wherefore, it is this 21st day of November 2025 hereby:

ORDERED that Defendant Yardi Systems, Inc.'s Motion to Dismiss is **GRANTED**; and
it is further

ORDERED that Defendant Yardi Systems, Inc. is dismissed as a Defendant in the instant
matter.

SO ORDERED.



Leslie A. Meek, Associate Judge
(Signed in Chambers)

Copies e-served to all Counsel of Record via *Odyssey*.