

COMMONWEALTH OF MASSACHUSETTS
HOUSING COURT DEPARTMENT
METRO SOUTH DIVISION

NORFOLK, SS.

DOCKET No. 24H82SP03575

LENOX FARMS LIMITED PARTNERSHIP,

Plaintiff,

v.

MOHAMED KASSEM, DANNY ABOUELKHIER,

Defendants.

DEFENDANT'S MOTION IN LIMINE TO PRECLUDE DISPOSITIVE RELIANCE ON
"GUEST" CHARACTERIZATION AND LIMITED PRIOR FINDINGS
(With Incorporated Memorandum of Law)

I. INTRODUCTION

Defendant respectfully moves in limine for an order precluding Plaintiff from treating the term "guest," as referenced in prior testimony, and related limited findings in prior orders, as dispositive or binding determinations of Defendant's legal status or right to possession.

This motion does not seek to exclude testimony wholesale. Rather, it seeks to prevent the improper use of isolated statements and procedurally limited findings as a substitute for full adjudication of the factual issues central to this summary process action.

The issue presented is narrow but critical: whether a constrained and incomplete record—formed through procedural rulings and limited evidentiary development—may be used to conclusively determine legal status and possession. It may not.

4.17.2026: After hearing on 4-6-2026 and pursuant to this Court's 4-15-2026 order and 4-17-2026 orders, DENIED. [Signature]