

5:00



Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

< All Inboxes

2 Messages



Erika Merritt

3:26 PM

To: sandra, Mykey >



RE: Error UDR

Hi Sandra,

We have had some residents confirm the app is down, please try back in a little bit.

Sorry for my delay, I was out yesterday and needed to connect with the Business Manager.
Unfortunately, a new deposit must be paid.

I am able to offer \$1000 rent concession which will be applied October 1st.

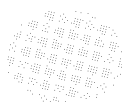
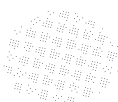
Please let me know if there are any other questions.

Erika Merritt

Community Director

UDR | Opening Doors to the Future

Lenox Farms and Ridge at Blue Hills



4:57



0



Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575



1

MIK



Mohamed >

iMessage

Wed, Oct 30 at 11:31 AM

Hi Mohamed, how are you?
Mohamed I spoke with Lenox
management yesterday and they
said they contacted you regarding
kenzo being alone at home and
you acknowledged it? Could you
please send me a screen shot of
the message? I'm speaking with
the regional manager today or
tomorrow

Hello Sandra, im doing great, no
one called me yesterday, the only
call i received was about
maintenance which was i believe 3
weeks ago

They said they sent you a text
message

your account. You should expect a final
account statement by mail within the
next 2-4 weeks. If you need to update
your address, please reply with your
preferred address.

Wed, Aug 21 at 2:12 PM

Hi Mohammed, This is your application
specialist with Lenox Farms. We
received your IDs and your application
has been approved. I just sent you an



iMessage





Lenox Farms

To: [sandra frommer >](#)

Date Filed: 4/6/2026 4:24 PM
4:59 PM Housing - Metro South
Docket Number: 24H82SP03575

905 Lenox Farms

Hello Sandra,

As indicated by the notice left on the door
Monday evening, work will begin Thursday
12/12/2024.

We will not be returning Friday due to permitting
process and requirements of town, the work
completed Thursday will result in the ceiling
being open until town inspection is completed
pending their availability.

Please note this email is the best way to contact
our team.

Have a great day!

Warmest Regards,

Erika Merritt

Lenox Farms Luxury Apartments & Town Homes

Professionally Owned & Operated by UDR, Inc

[550 Liberty Street](#)

[Braintree, Massachusetts 02184](#)

[T 781.843.8443](#) [F 781.843.8442](#)

This email message is for the sole use of the intended recipient(s) and may
contain confidential and privileged information.

Important! Traducir! Enpótan! Tradw! Quan Trogl! Dich!

IMPORTANT: THIS IS A NOTICE OF A COURT CASE TO EVICT YOU - PLEASE READ CAREFULLY
IMPORTANTE: ESTA ES UNA NOTIFICACION DE UN CASO EN CORTE RESPETO A PRECEDIMIENTOS DE
DESALOJO - POR FAVOR DE LEER CON CUIDADO!

Date Filed: 6/26/2026 4:24 PM
Housing - Metro South
Docket Number: 24-82SP03575

SUMMARY PROCESS (EVICTION)
SUMMONS AND COMPLAINT



MASSACHUSETTS
TRIAL COURT

eSUMMONS DOCUMENT ID (For Housing Court Use Only)

MD24 - C3A0AD875A

DOCKET NO. (court use only)

COURT DEPARTMENT
HOUSING COURT

COURT DIVISION/COUNTY
METRO SOUTH DIVISION

CASE TYPE (Applicable only to case filed in Boston Municipal Court or District Court)

☐ Residential - Nonpayment of Rent
(Affidavit pursuant to G.L. c. 186, §31
required at time of filing)

☒ Residential - Cause Other Than Nonpayment of Rent

☐ Residential - No Cause (No Fault)

☐ Commercial

☐ Foreclosure

To: Defendant(s)/Tenant(s)/Occupant(s): Mohamed Kassem; Danny Abouelkhier

Important: Any individual named must be at least 18 years old.

Address: 550 Liberty Street, #905

City/Town: Braintree, MA

Zip Code: 02184

E-Mail Address:

Telephone:

THIS IS A COMPLAINT TO EVICT YOU. YOU DO NOT NEED TO LEAVE YOUR PREMISES UNTIL ORDERED TO DO SO
BY THE COURT. YOU WILL BE SERVED WITH A SEPARATE NOTICE THAT WILL INFORM YOU
WHEN AND WHERE YOU MUST APPEAR IN COURT.

You are required to appear in Court to defend against the complaint of:

Plaintiff/Landlord/Lessor/Owner: Lenox Farms Limited Partnership

Address: 550 Liberty Street

City/Town: Braintree, MA

Zip Code: 02184

E-Mail Address:

Telephone:

This complaint states that you occupy the premises at 550 Liberty Street, #905, Braintree, MA, which
brings you within the jurisdiction of this Court. The Plaintiff/Landlord/Lessor/Owner is asking the Court to evict you because:
SEE ATTACHED

The Plaintiff/Landlord/Lessor/Owner claims unpaid rent or "use and occupancy" (or both) to date in the total amount
of \$ (If rent or "use and occupancy" (or both) is claimed, Plaintiff/Landlord/Lessor/Owner must complete

☒ Check here if the Plaintiff/Landlord/Lessor/Owner also claims any rent or "use and occupancy" (or both) that becomes
due and is unpaid after the complaint is filed.

ACCOUNT ANNEXED (itemize)

plus any monies that become due and owing during the
pendency of this action

Lisa M. Gouveia, Esquire

Printed Name of Plaintiff/Landlord/Lessor/Owner or Attorney

Lisa M. Gouveia

Signature of Plaintiff/Landlord/Lessor/Owner or Attorney

25 Braintree Hill Off. Pk. Ste. 205, Braintree, MA 02184

Address of Plaintiff/Landlord/Lessor/Owner or Attorney

lgouveia@siglegalgroup.com

E-Mail of Plaintiff/Landlord/Lessor/Owner or Attorney

781-843-7700

658954

Telephone

BBO #

To the Sheriff of our several counties, or their Deputies, or any constable of any City or Town within said Commonwealth,
Greetings: We command you to summon the within named defendant(s)/tenant(s)/occupant(s) to appear as herein ordered.
WITNESS:

Neil K. Sherring
First Justice or Chief Justice

Nella M. Lussier
Clerk Magistrate

Service By: 12-16-24

Entry Date: 12-23-24

Plaintiff/Landlord/Lessor/Owner MUST Provide Entry Date for Proper Service

LENOX FARMS LIMITED PARTNERSHIP

V.

MOHAMED KASSEM; DANNY ABOUELKHIER

You failed to vacate the premises after being duly served with a notice to terminate. Such termination shall take place on said date due to the fact that you are allegedly allowing an unauthorized individual, specifically, Sandra Frommer, to reside on the premises without having obtained the prior written permission of your landlord. These actions are in direct violation of your lease agreement.

**Lenox Farms**

To: sandra.frommer >

11:00 AM



RE: Heat Emergency

Good Morning Sandra,

We have alerted the emergency maintenance team regarding your heat and they are on their way to your home. We are currently waiting on an estimated time of arrival. In terms of the opening under the balcony the City of Braintree inspector needs to inspect the area before it can be closed or repaired as this is part of the permitting process.

Thank you for your time,
Lenox Farms Management

[WARNING: This message is from an EXTERNAL source]

Good morning,

I am reaching out regarding a heating issue in the apartment that requires immediate attention.

Following Erica's advice, I



Found in Gmail Inbox



Lenox Farms

12/16/24

To: [sandra frommer >](#)



RE: Heat Not working

Hello Sandra,

Thank you for reaching out and we apologize about the inconvenience. We will inform maintenance that the problem is ongoing and have someone come by to check it out.

Warm regards,

Lenox Farms Management

[WARNING: This message is from an EXTERNAL source]

Hello,

The heat is not working , I called emergency yesterday again, they said they will be sending someone but they did not send anyone again.

The heat is at 80 and it's 66 degrees at the moment.

Thank you
Sent from my iPhone

From: Mykey Morice on behalf of Lenox Farms
Sent: Tuesday, February 18, 2025 9:56:20 AM
To: sandra frommer <sandrafrommer@gmail.com>
Subject: Window Draft Vendor

Good morning,

.We are writing to inform you that the vendor will need to enter your home on **Wednesday, February 19, 2025**, to address the work order regarding the window draft issue in your unit. Please ensure that the area around the window is accessible to the vendor on that date.

Additionally, kindly refrain from double-locking the front door to allow the vendor access. If you have any concerns or need to reschedule, please let us know as soon as possible. Thank you for your cooperation, and we appreciate your understanding as we work to resolve this matter.

Lenox Farms Management



sandra frommer

To: Erika Merritt >

11/9/24

Access to UDR app

Good afternoon Erika,

The UDR app its not working to access the payments. I can't find the email of the person who helped me to access it last time, could you please send it to me?

Thank you

Sent from my iPhone



Lenox Farms

To: [sandra frommer >](#)

6:28 PM Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

905 Lenox Farms- Follow Up

Hello Sandra,

We wanted to send this along as a reminder to ensure the concession addendum is signed in order for our Business Manager to post the \$1500 concession on 10/1.

Upon further review, we are willing to offer an additional credit of \$750 for the miscommunication on the deposit from the prior unit.

This is the only additional credit we are able to offer.

As a reminder, please ensure to complete the application link we sent in a previous email as we will need you to be added to the lease agreement.

I will be out of the office until Thursday. Mykey will be able to assist with anything in my absence.

Warmest Regards,
Erika Merritt
Community Director

**Mykey Morice**

To: sandra frommer >

1:42 PM



RE: Townhouse 201 M. Kassem

Hello Sandra,

We wouldn't be able to transfer the information over unfortunately and the refund was already processed. He would have to apply for the new unit right away to secure it. Unfortunately, because that unit hasn't been actively available on the market there isn't a concession that we can honor for it. I spoke to him on the phone, and he agreed to apply again.

Thank you for your time,

Mykey Morice | Resident Services Specialist

Lenox Farms



UDR | Opening Doors to the Future

[WARNING: This message is from an EXTERNAL source]

Myckey,

We want to take the 905, let me know if you guys can transfer all the information you have



MK



Mohamed >



We have mold in the room upstairs
and kenzo bedroom facade has
leaks

Ok I will speak with the regional
manager tomorrow and keep you
updated! Thank you Mohamed

No they call me about the request
but that was longtime ago

But no massges no email at all

2 Replies

<

Maintenance Requests

🕒

OPEN

COMPLETED

CANCELED

ALL

☐

Created on 10-21-2024
Completed on 10-25-2024

COMPLETED

Request outdoor pest control treatment

^

Category

General

From: Lenox Farms lenoxfarms@udr.com
Subject: RE: [CASE:1660807] 905 Lenox Farms-Maintenance Request Access
Date: Dec 2, 2024 at 2:36:28 PM
To: MKASSEM0115@gmail.com, Lenox Farms lenoxfarms@udr.com

Good Afternoon Mohammed,

Below is the most recent email that was sent by Sandra that we are attempting to address with you as the leaseholder to gain access to review the concerns noted. We have not responded or been in communication with Sandra since you requested that to stop. We have been working with legal to try and resolve the matter but circumstances surrounding this situation has not made a resolution simple. We would highly recommend you speak directly with our legal counsel to better understand the process that is currently taking place.

Legal Contact:

Lisa Gouveia

lgouveia@slglegalgroup.com

781-843-7700

Ryan Conefrey
District Manager

On Dec 2, 2024, at 10:37 AM, MKASSEM0115@gmail.com wrote:

Good Morning,

I'm not sure what maintenance request are you referring too as i already signed the early termination agreement since November 11th, 2024. With that been said i don't authorize or agree to any maintenance request until this legal issue is resolved. I also dont authorize any communication with anyone regarding this apt except me.

Thanks and have a great day ahead

+1 (240) 702-1414

Wed, Aug 21 at 2:12 PM

Hi Mohammed, This is your application specialist with Lenox Farms. We received your IDs and your application has been approved. I just sent you an email with next steps for your application and your lease. Please review & sign your lease when you get a chance in the next 24 hours. If the lease does go unsigned by the end of the deadline, we may have to cancel your application but would want to prevent this from happening. If you have any questions at all feel free to reach out to this textline!

From mkassem0115@gmail.com <mkassem0115@gmail.com>

Date Wed 11/13/2024 1:20 PM

To mkassem0115@gmail.com <mkassem0115@gmail.com>

Cc Lenox Farms <lenoxfarms@udr.com>

[WARNING: This message is from an EXTERNAL source]

Hello ,

I hope this message finds you well.

I am reaching out to confirm that all access codes for the apartment and garage were
November 11, 2024. Additionally, I would appreciate it if you could send me the neces
confirming the early termination of the lease, with no fees associated with the early te

Could you also provide a statement of the outstanding balance for October, along wi
balance for November?

Thank you for your attention to these details.

Warm regards,
Mohamed Kassem

On Nov 12, 2024, at 9:29 AM, MKASSEM0115@gmail.com wrote:

Yes im confirming.

Best
Mkassem

#5

Law Office of JEREMY T. ROBIN
P.O. Box 146727
Boston, MA 02114
Telephone: (617) 227-0888
www.jtrobinlaw.com

Lisa Gouveia, Esq.
lgouveia@slglegalgroup.com

December 13, 2024

RE: 550 Liberty Street, #905, Braintree, MA

Dear Attorney Gouveia:

Please be aware that this office represents Mr. Mohamed Kassem relative to the referenced unit where his name appears on a lease dated August 21, 2024 where I understand your client, Lenox Farms Limited Partnership (Lenox Farms), is the lessor. The lease term is from September 7, 2024 through December 14, 2024 for a scheduled monthly rent of \$4552.

Importantly, Mr. Kassem never signed the lease nor permitted the electronic signatures that appears on it. He does not and has never lived, stayed or even entered into the unit. The current occupants, Sandra Fernandez and Danny Abouelkier, upon his good faith belief fraudulently signed his name electronically and negotiated the terms of the lease with your property manager but without Mr. Kassem's knowledge, permission or consent. Mr. Kassem was unaware of Ms.



sandra frommer

To: Lenox Farms >

Date Filed: 4/6/2026 4:24 PM

Housing - Metro South

Docket Number: 24H82SP03575

10/2/24



Criminal and Eviction Background check leasing desk screening Sandra unit 905

9/10/24 8:35 AM

Screening detail report:

Print

☐ Display Disclosures in Report

California Required Notices

This report does not guarantee the accuracy or truthfulness of the information as to the subject of the investigation, but only that it is accurately copied from public records, and information generated as a result of identity theft, including evidence of criminal activity, may be inaccurately associated with the consumer who is the subject of the report.

An investigative consumer reporting agency shall provide a consumer seeking to obtain a copy of a report or making a request to review a file, a written notice in simple, plain English and Spanish setting forth the terms and conditions of his or her right to receive all disclosures, as provided in CA Civil Code Section 1786.26.

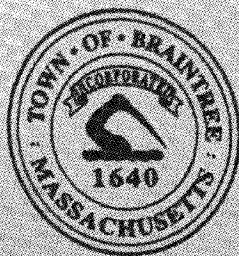
This report was prepared using software provided by LeasingDesk Screening, which can be contacted at 2201 Lakeside Blvd., Richardson, TX 75082, 1-866-934-1124, or <https://www.realtor.com/support/consumer/>.

Avisos obligatorios en el estado de California

El presente informe no garantiza la exactitud ni la veracidad de la información con respecto al tema de investigación, sino únicamente que es una copia exacta de los registros públicos y es posible que la información generada como consecuencia del robo de identidad, incluidos los registros de antecedentes delictivos, se haya asociado por error con el consumidor objeto del presente informe.

Una agencia de investigación de verificación de crédito proporcionará al consumidor que desee obtener una copia de un informe o que solicite la revisión de un archivo un aviso por escrito en inglés y español, escrito en un lenguaje simple y claro, que establezca los términos y condiciones de su derecho a recibir todas las divulgaciones conforme a la Sección 1786.26 del Código Civil de California.

Este informe se preparo con el software proporcionado pro LeasingDesk Screening, que puede contractarse en: 2201 Lakeside Blvd., Richardson, TX 75082, 1-866-934-1124, or <https://www.realtor.com/support/consumer/>.



Department of Municipal Licenses and Inspections

Mary E. McGrath, R.S., Director

1 J.F.K. Memorial Drive Braintree, Massachusetts 02184

Building Division Telephone: 781-794-8070

Fax: 781-794-8089

Health Division Telephone: 781-794-8090

Fax: 781-794-8098

Erin V. Joyce
Mayor

VIA Certified Mail 9589 0710 5270 1546 2568 59

May 21, 2025

ATTN: Erika Merritt
Resident Services Manager
Lenox Farms
550 Liberty Street Braintree, MA 02184

RE: Lenox Farms Unit 905 550 Liberty Street Braintree, MA 02184

Dear Ms. Merritt:

Michael Minihane conducted an inspection of the mechanical room on May 21, 2025, at approximately 3pm.

Based on said inspection, during which violations to *105 CMR 410:000 Minimum Standards of Fitness for Habitation: State Sanitary Code, ChII*, were noted, you are hereby ordered to begin necessary repairs within **24hrs (one day)** & or contract in writing with a third party for correction of all violations and to make a good faith effort to correct all violations as follows:

410. 630: Conditions Deemed to Endanger or Materially Impair Health or Safety

- (A) The following conditions, when found to exist in a residence, shall always be deemed conditions which may endanger or materially impair the health, or safety and well-being of a person or persons occupying the premises:
- (2) Failure to provide heat as required by 105 CMR 410.180 or improper venting or use of a space heater or water heater prohibited by 105 CMR 410.160(C) and 410.170
- Heating system was not operational at the time of the inspection (see photo)

CC Sandra Frommer Lenox Farms Unit 905 550 Liberty Street Braintree, MA 02184
Leonard Gaudette Plumbing & Gas Inspector



Department of Municipal Licenses and Inspections

Mary E. McGrath, R.S., Director

1 J.F.K. Memorial Drive Braintree, Massachusetts 02184

Building Division Telephone: 781-794-8070

Fax: 781-794-8022

Health Division Telephone: 781-794-8090

Fax: 781-794-8098

VIA Certified Mail 9589 0710 5270 1546 2564 39

May 12, 2025

ATTN: Erika Merritt
Resident Services Manager
Lenox Farms
550 Liberty Street Braintree, MA 02184

RE: Lenox Farms Unit 905 550 Liberty Street Braintree, MA 02184

Dear Ms. Merritt:

Michael Minihane conducted an inspection of the mechanical room on May 9, 2025, at approximately 11am. Plumbing & Gass Inspector Gaudette was also present for this inspection.

Based on said inspection, during which violations to *105 CMR 410.000 Minimum Standards of Fitness for Habitation: State Sanitary Code, ChII*, were noted, you are hereby ordered to begin necessary repairs within 30 (thirty) days & or contract in writing with a third party for correction of all violations and to make a good faith effort to correct all violations as follows:

410.235: Owner's Installation, Maintenance and Repair Responsibilities

The owner shall ensure proper installation, in compliance with accepted standards, and shall maintain in operable condition free from leaks, obstructions or other defects, all facilities and equipment which the owner is required to provide, and all owner installed equipment:

(A) The facilities and equipment the owner is required to provide include, but are not limited to:
(See photos)

- Weatherstripping at bottom of right patio door is torn

*Note we were called to investigate issues related to the HVAC system. Numerous test cycles were run, and the system appeared to be operating correctly. It was the expert opinion of Inspector Gaudette that the issues were related to the app that the occupant utilizes to control the HVAC. We advised that the occupant discontinues the use of the app and controls the system from the thermostat.

CC Sandra Frommer Lenox Farms Unit 905 550 Liberty Street Braintree, MA 02184
Leonard Gaudette Plumbing & Gas Inspector



Department of Municipal Licenses and Inspections

Mary E. McGrath, R.S., Director
1 J.F.K. Memorial Drive Braintree, Massachusetts 02184

Building Division Telephone: 781-794-8070 Fax: 781-794-8022
Health Division Telephone: 781-794-8090 Fax: 781-794-8098

VIA Certified Mail # 9589 0710 5270 1984 8268 81 and electronic mail

Date: December 11, 2024

ATTN: Erika Merritt
Resident Services Manager
Lenox Farms
550 Liberty Street Braintree, MA 02184

EMERGENCY ORDERS

RE: Lenox Farms Unit 905 550 Liberty Street Braintree, MA 02184

Dear Ms. Merritt,

Michael Minihane conducted a housing inspection, at the aforementioned address on December 11, 2024, at 1:30pm.

Based on said inspection, violations to 105 CMR 410.000 Minimum Standards of Fitness for Human Habitation; State Sanitary Code, Chapter II were noted, you are hereby ordered to correct violations within ONE (1) day, or contract in writing with a third party for correction of all violations and make a good faith effort to correct all violations, as follows

410.235: Owner's Installation, Maintenance and Repair Responsibilities

The owner shall ensure proper installation, in compliance with accepted standards, and shall maintain in operable condition free from leaks, obstructions or other defects, all facilities and equipment which the owner is required to provide, and all owner installed equipment:

(see photos)

- * HVAC EXHAUST IS LEAKING WATER AT THE ELBOW
This has been deemed an emergency by the Plumbing & Gas Inspector*
This leak has resulted in:
rust and corrosion of the gas pipe
mold at the left interior wall of the HVAC closet
*Note extremely high moisture readings were recorded at this wall
- Adult bedroom has a large vertical crack in the wall on the right corner
- Water intrusion downstairs half bathroom ceiling
- Livingroom window water intrusion
- Lower-level bedroom exterior soffit has damage from apparent water intrusion
- Lower-level bedroom wall has a vertical crack
*Note moisture readings did not show any moisture in this area

CC Sandra Frommer Lenox Farms Unit 905 550 Liberty Street Braintree, MA 02184
Russ Forsberg Building Commissioner/Leonard Gaudette Plumbing & Gas Inspector

Page 2 RE Lenox Farms Unit 905 550 Liberty Street Braintree, MA 02184

(continued)

CORRECTIVE ACTION SHALL INCLUDE:

EMERGENCY: ENGAGE WITH A LICENSED PLUMBER TO REPAIR THE LEAK AT THE EXHAUST ELBOW AND REPLACE THE CORRODED GAS PIPE AT THE UNION

**ENGAGE WITH A LICENSED CONTRACTOR TO FLOOD CUT THE WALL IN THE HVAC CLOSET
REMOVE ANY MATERIALS THAT HAVE BEEN IMPACTED**

REMEDiate THE MOLD

REPLACE ANY MATERIALS THAT HAVE BEEN REMOVED, PLASTER, SAND, PRIME AND PAINT

REPAIR THE CRACK IN THE ADULT BEDROOM WALL

ENGAGE WITH A LICENSED CONTRACTOR TO FLOOD CUT THE CEILING IN THE 1/2 BATHROOM

REMOVE ANY MATERIALS THAT HAVE BEEN IMPACTED

DETERMINE THE SOURCE OF THE WATER INTRUSION

**Note it may be that this water intrusion stems from the HVAC closet issue given the location of the leak relative to the ductwork*

REPAIR THE LIVINGROOM WINDOW LEAK AND REPAIR ANY WATER DAMAGE TO THE FLOORING AND TRIM

**ENGAGE WITH A LICENSED CONTRACTOR TO DETERMINE THE SOURCE OF THE WATER INTRUSION
AND REPAIR THE DAMAGE TO THE EXTERIOR SOFFIT**

REPAIR THE CRACK IN THE CHILD'S BEDROOM WALL

* Licensed contractor to obtain required permits for any and all work which shall be performed by said licensed contractor.

provide the following documentation to close complaint:

- written invoice or signed contract from licensed contractor.
- copy of permit indicating necessary inspections completed and signed by town of Braintree Building Inspector.

* Licensed plumber to obtain required permits for any and all plumbing work which shall be performed by said licensed plumber.

provide the following documentation to close complaint:

- written invoice or signed contract from licensed plumber.
- copy of permit indicating necessary inspections completed and signed by town of Braintree Plumbing Inspector.

*One or more of the violations listed above is a condition, which may materially impair the health, safety, and well-being of person(s) occupying the residence.

Should you be aggrieved by this order, you have the right to a hearing before the Braintree Board of Health. A request for said hearing must be received in writing by the Town of Braintree Department of Municipal Licenses & Inspections-Health Division, within seven (7) days of this notice. At said hearing, you will be given the opportunity to be heard and to present witness and documentary evidence as to why this order should be modified or withdrawn. An attorney may represent you.

Please be advised that you have the right to inspect and obtain copies of all relevant inspection reports, orders, notices and other documentary evidence in the possession of this department, and that any adverse party has the right to be present at the hearing. Additionally, conditions exist which may permit the occupant of the dwelling to exercise one or more statutory remedies. A copy of the inspection report and Summary of Legal Remedies is attached.

CC Sandra Frommer Lenox Farms Unit 905 550 Liberty Street Braintree, MA 02184

Russ Forsberg Building Commissioner/Leonard Gaudette Plumbing & Gas Inspector

Page 3 RE Lenox Farms Unit 905 550 Liberty Street Braintree, MA 02184

This inspection signed under the pains and penalties of perjury.



Michael Minihane
Health Code Enforcement Officer

Fernandez' and Mr. Abouelkierr's conduct until recently when your property manager alerted him of a significant rental arrearage.

Mr. Kassem did previously attempt to negotiate the Unit 201 apartment in the same building for Ms. Fernandez and Mr. Abouelkier but as a guarantor. He was formerly friends with Ms. Fernandez and Mr. Abouelkier. When the Unit 201 lease was filled with a different tenant, to repeat, Mr. Kassem had no knowledge that Lenox Farms had entered into a lease with Ms. Fernandez and Mr. Abouelkier for Unit 905 under Mr. Kassem's name.

Mr. Kassem's has received no response to the communications he has sent to Ms. Fernandez and Mr. Abouelkier, so we ask your client to secure and provide to me email communications that purport to be from my client. It is possible said communications were sent from Ms. Fernandez and Mr. Abouelkier under a fake account for Mr. Kassem that they had set up to communicate with your property manager as to the lease and tenancy.

In sum, Mr. Kassem was very distressed to learn Lenox Farms had negotiated a lease with two individuals who were formerly his friends that they put in his name with obvious misrepresentations and misstatements made to your property manager. Setting aside his available remedies against them, we ask that Lenox Farms immediately confirm Ms. Fernandez and Mr. Abouelkier are illegally occupying the 905 Unit without permission, that Lenox Farms find and produce all documentation to corroborate Ms. Fernandez' and Mr. Abouelkier's



23

5 Messages

Minor / regional mana...



✓ Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

company maybe they have a technician? It doesn't always smell but sometimes it does.

Don't worry I will send him an email now, let's hope we can find a solution for everyone to be satisfied, I understand is so much you can do to help.

If you can send me a confirmation once Kenzo is added will be greatly appreciated.

Thank you for your help, and please let me know if any additional steps are needed.

Sent from my iPhone

On Oct 31, 2024, at 1:58 PM, Erika Merritt <erikamerritt@udr.com> wrote:

Hello Sandra,

We would need birthdate and full name of the minor.

Ryan Conefrey is the district manager, the best

22 Messages



Your Application for L...



welcomehome@udr.com

6/26/24

Thank you, your email has been received...



sandrafrommer@gmail.com

6/26/24

Good morning Marc, I never heard back...



welcomehome@udr.com

6/17/24

Thank you, your email has been received...



sandrafrommer@gmail.com

6/17/24

Hello again, Regarding the liability renter...



welcomehome@udr.com

6/17/24

Thank you, your email has been received...

Found in Gmail Sent Mailbox



From: sandra frommer >

To: mkassem0115@gmail.com >

welcomehome >

June 17, 2024 at 6:12 PM



Hello Marc,

Mohamed Kassem is the leaseholder. Could you please add his email address, mkassem0115@gmail.com, to the account?

< 2

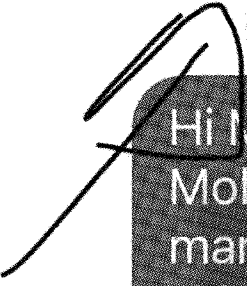
MK



Mohamed >

iMessage

Wed, Oct 30 at 11:31 AM



Hi Mohamed, how are you?
Mohamed I spoke with Lenox
management yesterday and they
said they contacted you regarding
kenzo being alone at home and
you acknowledged it? Could you
please send me a screen shot of
the message? I'm speaking with
the regional manager today or
tomorrow

Hello Sandra, im doing great, no
one called me yesterday, the only
call i received was about
maintenance which was i believe 3
weeks ago

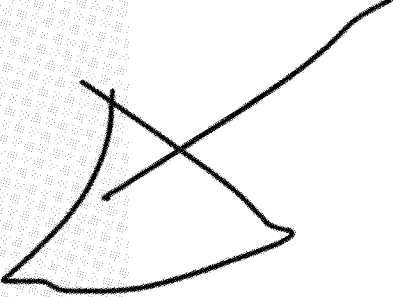


They said they sent you a text
message

your account. You should expect a final
account statement by mail within the
next 2-4 weeks. If you need to update
your address, please reply with your
preferred address.

Wed, Aug 21 at 2:12 PM

Hi Mohammed, This is your application
specialist with Lenox Farms. We
received your IDs and your application
has been approved. I just sent you an





Mohamed >

has been approved. I just sent you an email with next steps for your application and your lease. Please review & sign your lease when you get a chance in the next 24 hours. If the lease does go unsigned by the end of the deadline, we may have to cancel your application but would want to prevent this from happening. If you have any questions at all feel free to reach out to this textline!



Thu, Aug 22 at 12:39 PM

This is a friendly reminder that you have

Thats the last text

I will check my email as well

After we could not access the home, we did let Mohamed know via text that he acknowledged.

In reference to your previous question, the previous tenant lived in the home for 3 years and there was no leak reported.

By submitting a service request, that allows the service team to enter your home. The only time we would enter without notice is in case of emergency such as leak, fire, personal safety as outlined in the lease.

We have scheduled an assessment of the home for tomorrow. Our vendor will provide us their recommendations, we do not provide such reports to residents.

 Non-Compliant Lease: NLPS - Lenox Farms

... Mohamed! NLPS - Lenox Farms requires a... by: NLPS - Lenox Farms Please click the button below to create a

PetScreening

9/30/24 >

 Non-Compliant Lease: NLPS - Lenox Farms

**Lenox Farms**

To: sandra.frommer >

11:00 AM



RE: Heat Emergency

Good Morning Sandra,

We have alerted the emergency maintenance team regarding your heat and they are on their way to your home. We are currently waiting on an estimated time of arrival. In terms of the opening under the balcony the City of Braintree inspector needs to inspect the area before it can be closed or repaired as this is part of the permitting process.

Thank you for your time,
Lenox Farms Management

[WARNING: This message is from an EXTERNAL source]

Good morning,

I am reaching out regarding a heating issue in the apartment that requires immediate attention.

Following Erica's advice, I



Erika Merritt

To: [sandra frommer >](#)

10/31/24



Re: Minor / regional manager

Hello Sandra,

If you are smelling gas, we recommend calling National Grid as they would be the best resource in that situation.

The next time you smell gas, I would recommend reaching out to National Grid.

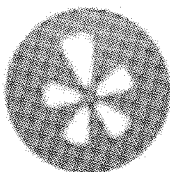
I will confirm once Kenzo is added.

Erika Merritt

Community Director

UDR | Opening Doors to the Future

Lenox Farms and Ridge at Blue Hills





Lenox Farms

To: [sandra frommer >](#)

10/22/24

Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

Re: Repairs needed and move in

Hello Sandra,

This email is the best email to contact the property for anything you may need moving forward.

We are still missing Mohamed's signature on the concession addendum. We cannot post the \$1500 concession until it is signed. As mentioned, we are also willing to credit the \$750 from the first security deposit. These are the only credits/concessions being offered.

Once you are living in the unit, you will need to be listed on the lease and sign a roommate addendum which will add you to the lease. Anyone over the age of 18 residing in the unit for more than 7 days will need to be screened and added to the lease as this is the requirement for all residents.

Please let us know if there are additional questions or concerns.

Thank you,



sandra frommer

To: Mykey Morice >

Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575
9/6/24

Unit 905

Good afternoon Mykey,

We will pick up the keys for the 905 unit on Monday, all utilities and everything will be set up by then as well.

Let me know what time Monday afternoon works for you to stop by.

Thank you

Sandra

Sent from my iPhone





sandra frommer

To: Mykey Morice >

9/7/24

Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

Liability insurance

Mykey,

Can you check if the liability insurance is included or I need to get one ?

Mykey, I just check on the UDR account and I see the old unit, that's why it might not be working, the email on it is sandrafrommer@gmail.com (can you change the unit please on it ?)

Im trying to get everything done today.

Sandra

Sent from my iPhone



sandra frommer

To: Lenox Farms >

9/12/24

Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

Re: Repairs needed and move in

Good morning,

I hope this email finds you well.

I wanted to follow up regarding the finishes of the apartment.

Could you please provide an update on whether all issues have been resolved?

Additionally, I would appreciate it if you could share a timeline for when we can pick up the keys and begin moving in.

Thank you for your attention to this matter. I look forward to hearing from you soon.

Sent from my iPhone

On Sep 11, 2024, at 3:22 PM, sandra frommer <sandrafrommer@gmail.com> wrote:

Thank you so much!



sandra frommer

To: Mykey Morice >

9/13/24

Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

Unit 905 Gas service active

National Grid Account Number -



Sent from my iPhone



sandra frommer

To: Lenox Farms >

9/19/24

Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

Re: Repairs needed and move in

Good afternoon,

I haven't received a response to the emails I sent or the last maintenance request closed.

We still haven't done the walk-through or received the keys to move in, and no one has provided any updates on whether the construction crew has completed their work. Additionally, the main door with the code appears to be offline. The resident application is still not working properly with the right unit or information.

Could you please provide an update, walkthrough and an estimated moving date so I can plan the remaining setup accordingly?

Thank you so much
Sandra



Lenox Farms

10/4/24

To: Mohamed Kassem >

Reply To: Lenox Farms >

**[CASE:1660807] 905 Credit
Concern LF**

Hello Mohamed and Sandra,

Thank you for your email. As we have indicated, the additional \$750 is the only additional credit we will be offering.

Please note, if there is an unpaid balance by the end of the month, the account is subject to late fee and subject to escalation to our attorney for non-payment of rent.

Additionally, the \$1500 concession addendum has not been signed. We cannot post the concession until the addendum is signed.

Thank you,

Lenox Farms Management



Lenox Farms

To: sandra Cc: Mykey >

Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575
9/20/24

Hello Sandra,

Mykey will be in the office 10:30am-4:30pm tomorrow, we typically take break between 1pm-2pm daily.

We will not be issuing a refund, while there were additional repairs needed, none of the repairs deemed the home inhabitable or prevented someone from residing in the unit.

There will be a \$1500 concession provided to you on 10/1 due the inconveniences you experienced from the old application and the inconveniences of additional repairs.

Mykey is sending you over the concession addendum for signature, it must be signed in order for the concession to be received for 10/1.

The vendor will assess the railing and work will be scheduled based on their findings.

If there are further issues with the app, please reach out to UDRRresident@udr.com and they may be able to troubleshoot for you.



Lenox Farms

To: [sandra, Mykey >](#)

Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575
9/20/24

Hello Sandra,

The \$1500 concession is the only concession being offered. Please ensure the concession addendum is signed as we are unable to post the credit without concession addendum signed.

The unit was moved in 9/7, while there were repair items needed per your previous communication, the home was habitable. Access was not denied at any point.

Once concession addendum is signed, the \$1500 credit will be posted on 10/1.

Thank you,

Lenox Farms Luxury Apartments & Town Homes

Professionally Owned & Operated by UDR, Inc

550 Liberty Street

Braintree, Massachusetts 02184

T 781.843.8443 F 781.843.8442

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information.

See More



✈ Found in Gmail Sent Mailbox



sandra frommer

10/2/24

To: Mykey Morice >

Good afternoon Mykey,

It's possible to do transfers for rent payments? If yes can you give me the details for it please. Or it has to be with cards? They charge big amounts in fees I'm seeing. I want to avoid that.

Thank you

Sent from my iPhone





Mykey Morice

To: sandra frommer >

10/2/24

RE: Rent payment

Hello Sandra,

When you are in the payment portal If you select "e-check" you can enter your routing and account numbers, and pay that way.

Thank you for your time

From: sandra frommer

<sandrafrommer@gmail.com>

Sent: Wednesday, October 2, 2024 5:34 PM

To: Mykey Morice <mmorice@udr.com>

Subject: Rent payment

[WARNING: This message is from an EXTERNAL source]

Good afternoon Mykey,

It's possible to do transfers for rent payments? If yes can you give me the details for it please. Or it has to be with cards? They charge big amounts in fees I'm seeing. I want to avoid that.

Thank you



sandra frommer

To: Lenox Farms >



9/24/24

Hi Jennifer,

Thank you so much for your help, yes I did.

Have a great day

Sent from my iPhone

On Sep 24, 2024, at 8:56 AM, Lenox Farms
<lenoxfarms@udr.com> wrote:

Hi Sandra,

I'm so glad to hear it worked!! No worries at all!

Are you all set with the maintenance requests?
Were you able to submit them?

Warmest regards,

Jennifer

Jennifer Minihan - Virtual Resident Services Manager
Lenox Farms Luxury Apartments & Town Homes

Professionally Owned & Operated by UDR, Inc

[550 Liberty Street](#)

[Braintree, Massachusetts 02184](#)

T 781.843.8443 F 781.843.8442

This email message is for the sole use of the intended recipient(s) and may
contain confidential and privileged information.

On Dec 13, 2024, at 1:00 PM, Lenox Farms
<lenoxfarms@udr.com> wrote:

Hello Sandra,

Can you please advise if there is an issue with
the tub?

Which doors are you referencing?

Warmest Regards,

Erika Merritt

Lenox Farms Luxury Apartments & Town Homes

Professionally Owned & Operated by UDR, Inc

550 Liberty Street

Braintree, Massachusetts 02184

T 781.843.8443 F 781.843.8442

This email message is for the sole use of the intended recipient(s) and may
contain confidential and privileged information.

12/13/24



Lenox Farms

To: [sandra frommer >](#)

Re: Tub and Doors

Hi Sandra,

It is hard to pinpoint a day as emergencies do arise.

Let's plan for Tuesday between 9am-5pm.

Thank you,

Warmest Regards,

Erika Merritt

Lenox Farms Luxury Apartments & Town Homes

Professionally Owned & Operated by UDR, Inc

550 Liberty Street

Braintree, Massachusetts 02184

T 781.843.8443 F 781.843.8442

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information.



sandra frommer

To: Lenox Farms >

Date Filed: 4/6/2026 4:24 PM
12/13/24 Housing - Metro South
Docket Number: 24H82SP03575

Erica,

Just spoke with Tariq, he is sending Elson to check it out.

Thank you

Sent from my iPhone

On Dec 13, 2024, at 4:32 PM, Lenox Farms
<lenoxfarms@udr.com> wrote:

I can certainly let the team know but there is not a guarantee they will arrive before 5pm.

Please confirm they will have access this evening.

Warmest Regards,

Lenox Farms Luxury Apartments & Town Homes

Professionally Owned & Operated by UDR, Inc

550 Liberty Street

Braintree, Massachusetts 02184

T 781.843.8443 F 781.843.8442



From: Lenox Farms >

To: sandra frommer >

February 18, 2025 at 9:56 AM

Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

Window Draft Vendor

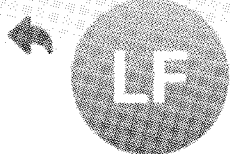
Good morning,

.We are writing to inform you that the vendor will need to enter your home on **Wednesday, February 19, 2025**, to address the work order regarding the window draft issue in your unit.

Please ensure that the area around the window is accessible to the vendor on that date.

Additionally, kindly refrain from double-locking the front door to allow the vendor access. If you have any concerns or need to reschedule, please let us know as soon as possible. Thank you for your cooperation, and we appreciate your understanding as we work to resolve this matter.

Lenox Farms Management



Lenox Farms

To: sandra frommer >

12/11/24
Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

Hello Sandra,

As indicated by the notice left on the door Monday evening, work will begin Thursday 12/12/2024.

We will not be returning Friday due to permitting process and requirements of town, the work completed Thursday will result in the ceiling being open until town inspection is completed pending their availability.

Please note this email is the best way to contact our team.

Have a great day!

Warmest Regards,

Erika Merritt

Lenox Farms Luxury Apartments & Town Homes

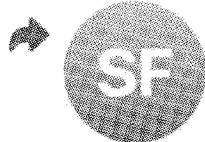
Professionally Owned & Operated by UDR, Inc

550 Liberty Street

Braintree, Massachusetts 02184

T 781.843.8443 F 781.843.8442

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information.



sandra frommer

To: Lenox Farms >

Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575
12/11/24

Erika,

Thank you very much for the update, ok perfect!

Please let me know when they are ready to come back.

Have a great rest of the week,

Sandra

Sent from my iPhone

On Dec 11, 2024, at 4:59 PM, Lenox Farms
<lenoxfarms@udr.com> wrote:

Hello Sandra,

As indicated by the notice left on the door Monday evening, work will begin Thursday 12/12/2024.

We will not be returning Friday due to permitting process and requirements of town, the work completed Thursday will result in the ceiling being open until town inspection is completed pending their availability



Lenox Farms

To: sandra frommer >

12/13/24



Hello Sandra,

We can input the request and maintenance can asses what can be repaired and what cannot.

Please confirm if they can enter next week at any point during business as we do not schedule appointments. By authorizing a work order, you are granting access to the home.

Warmest Regards,

Lenox Farms Luxury Apartments & Town Homes

Professionally Owned & Operated by UDR, Inc

550 Liberty Street

Braintree, Massachusetts 02184

T 781.843.8443 F 781.843.8442

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information.



Scolnick Laverty & Gouveia LLP

Stephen M. Scolnick*
Mark R. Laverty
Lisa M. Gouveia
Vladimir L. Nechev
Michael J. Pavloski, LLC, Of Counsel

25 Braintree Hill Office Park, Suite 205
Braintree, MA 02184
Tel: 781-843-7700
Fax: 781-843-7703
www.slglegallgroup.com
*retired

January 10, 2025

VIA FIRST CLASS MAIL
AND EMAIL: jtrobinslaw@yahoo.com

Jeremy T. Robin, Esq.
P.O. Box 146727
Boston, MA 02114

RE: **Mohamed Kassem**

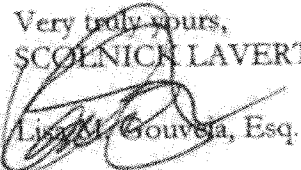
Dear Attorney Robin:

As you know, this office represents Lenox Farms Limited Partnership (hereinafter "Lenox Farms"). Your letter dated December 13, 2024 has been forwarded to our office for reply. Our client denies each and every allegation in your letter. Our client's position is that Mr. Kassem committed a fraud against our client when he leased an apartment knowing he intended to place unauthorized individuals therein. In fact, when our client discussed this with Mr. Kassem, he openly admitted he leased the unit in question because the two individuals -- his friends would not have been able to pass the screening to lease the unit. The only reason Mr. Kassem, an individual who has admitted via email that he wanted to terminate *his* lease, is that our client is pursuing litigation for his default under the lease agreement between the parties. To now argue that Mr. Kassem was unaware of the signed lease and that the individuals he knowingly and fraudulently placed in the unit are defrauding him is nonsensical and disingenuous.

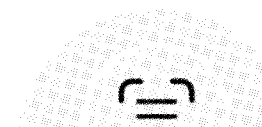
Kindly address all future communications and/or correspondence regarding this matter to the undersigned below.

Thank you for your attention to this matter.

Very truly yours,
SCOLNICK LAVERTY & GOUVEIA LLP


Lisa M. Gouveia, Esq.

cc: Lenox Farms



< Back Repairs needed and m... ^ v



Phone Number

Lenox Farms
(781) 843-8443

Update



Lenox Farms

To: sandra, Mykey >

12:00 PM

Hello Sandra,

The \$1500 concession is the only concession being offered. Please ensure the concession addendum is signed as we are unable to post the credit without concession addendum signed.

The unit was moved in 9/7, while there were repair items needed per your previous communication, the home was habitable. Access was not denied at any point.

Once concession addendum is signed, the \$1500 credit will be posted on 10/1.

Thank you,

Lenox Farms Luxury Apartments & Town Homes

Professionally Owned & Operated by UDR, Inc.

550 Liberty Street

Braintree, Massachusetts 02184

T 781.843.8443 F 781.843.8442

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information.



Mohamed

334 423



By clicking "Accept All Cookies", you agree to the storing of cookies on your device to enhance site navigation, analyze site usage, and assist in our marketing efforts. [Privacy Policy](#)



Cookies Settings

Reject All

Sat, Sep 7 at 10:37 PM

partnered with SmartRent to provide keyless entry for your unit. Get started with your account creation.

Today 10:38 PM

https://control.smartrent.com/invite/LAq5ivF7N9jhhSdgWj_7dv-8Zxj-Z
Hi Mohamed. Your property has partnered with SmartRent to provide keyless entry for your unit. Get started with your account creation.

The sender is not in your contact list.

[Report Junk](#)



Text Message





Mohamed Kassem



Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

Thu, Aug 15



+1 (240) 702-1414

Hello Mohammed, I am reaching out to inform you that we are moving forward with denying your application due to the following reasons:

- we did not receive your plaid ID verification completed
- we did not receive a 2nd/different government issued ID for review

If you are still interested, please provide the requested items in the next 24 hours to be able to verify if we can save your application. In the meantime, your application has been closed and the business manager will need to review your account. You should expect a final account statement by mail within the next 2-4 weeks. If you need to update your address, please reply with your preferred address.



انا بعثلهم الحجا كلها غريبه اوي

7:13 AM

ساندرا حتبعثلهم دلوقتي

11:57 AM ✓✓



Erika Merritt

To: sandra frommer >

11:44 AM

RE: 905 Townhouse M. Kassem

Hi Sandra,

We need the following from M.Kassem

applicant only texted DL front, need plaid completed





Mohamed Kassem



Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575

7:13 AM
Thu, Aug 15

ساندرا حتبعتلهم دلوقتي

11:57 AM ✓



Erika Merritt

To: sandra frommer >

11:44 AM

RE: 905 Townhouse M. Kassem

Hi Sandra,

We need the following from M.Kassem

applicant only texted DL front, need plaid completed
w/ 1 ID, and front AND BACK copy of second
government issued ID - 2 IDs total*

If we do not receive this by tomorrow, they
unfortunately will need to cancel the application.

Let me know if I can help in any way!

Erika Merritt

Community Director

UDR | Opening Doors to the Future

Lenox Farms and Ridge at Blue Hills

12:03 PM

معاك صورة ID تاني؟ Green card مثلاً

12:06 PM ✓

Wed, Aug 21

لو جالك حاجة من Lenox farms متمضيش

لحد ما قولك

2:28 PM



Mon, Oct 28



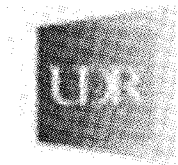
Hello Sandra,

We wouldn't be able to transfer the information over unfortunately and the refund was already processed. He would have to apply for the new unit right away to secure it. Unfortunately, because that unit hasn't been actively available on the market there isn't a concession that we can honor for it. I spoke to him on the phone, and he agreed to apply again.

Thank you for your time,

Mykey Morice | Resident Services Specialist

Lenox Farms



UDR | Opening Doors to the Future

[WARNING: This message is from an EXTERNAL source]

Myckey,

We want to take the 905, let me know if you



From: Lenox Farms <lenoxfarms@udr.com>

Date: February 7, 2025 at 12:49:50 PM EST

To: sandra frommer

<sandrafrommer@gmail.com>

Subject: Re: Access Tomorrow 2/7/25

Hello Sandra,

In reference to the insulation that was removed, we cannot put that back until the town of Braintree signs off on the work. On 12/31, they were ready to pass inspection of the work that was done but due to drafty windows they were informed of, they did not pass inspection.

Per your request, windows will be looked at 2/17 between 9am-5pm.

It has not been reported to us that the heat downstairs is not working. We will have heating vendor look at the downstairs heater 2/17 as that is when we have access.

Our team has noted the the wall heater does work and there is not a need to replace it.

Any doors that have gaps can have weather stripping added, but putting tape around the doors is not something that is feasible.

Warmest Regards,

Mohamed

Can you send me the code you got?

Your access code is available at
<https://control.smartrent.com/p/access-codes/c275d180-6d3f-437a-89b1-cfd2cbd7dc48>

https://control.smartrent.com/invite/LArg5ivF7N9ihhhSgglWI_7dv-8Zxj-Z
Hi Mohamed. Your property has
partnered with SmartRent to provide
keyless entry for your unit. Get started
with your account creation.

The sender is not in your contact list
[Report Junk](#)

Da

Yes thank you 🙏

334 423

Actually click the first link

Read 9/7/24



Account Settings

Date Filed: 4/6/2026 4:24 PM
Housing - Metro South
Docket Number: 24H82SP03575



Mohamed Kassem

sandrafrommer@gmail.com

[Edit](#)

Login Settings

Disabling stay signed in will automatically log you out after 5 minutes of inactivity

Stay Signed In



Face ID Sign In



Change Password



Two-Factor Authentication



App Appearance

Color Theme

System



Light



905



Your Hub is online



Mohamed Kassem

Account Settings



Marketplace



Support



App Feedback



About



Log Out



Important! Traducir! Enpótan! Tradw! Quan Trogl! Dich!

IMPORTANT: THIS IS A NOTICE OF A COURT CASE TO EVICT YOU - PLEASE READ CAREFULLY
IMPORTANTE: ESTA ES UNA NOTIFICACION DE UN CASO EN CORTE RESPETO A PRECEDIMIENTOS DE
DESALOJO - POR FAVOR DE LEER CON CUIDADO!

Date Filed: 6/26/2026 4:24 PM
Housing - Metro South
Docket Number: 24-82SP03575

SUMMARY PROCESS (EVICTION)
SUMMONS AND COMPLAINT



MASSACHUSETTS
TRIAL COURT

eSUMMONS DOCUMENT ID (For Housing Court Use Only)

MD24 - C3A0AD875A

DOCKET NO. (court use only)

COURT DEPARTMENT
HOUSING COURT

COURT DIVISION/COUNTY
METRO SOUTH DIVISION

CASE TYPE (Applicable only to case filed in Boston Municipal Court or District Court)

☐ Residential - Nonpayment of Rent
(Affidavit pursuant to G.L. c. 186, §31
required at time of filing)

☒ Residential - Cause Other Than Nonpayment of Rent

☐ Residential - No Cause (No Fault)

☐ Commercial

☐ Foreclosure

To: Defendant(s)/Tenant(s)/Occupant(s): Mohamed Kassem; Danny Abouelkhier

Important: Any individual named must be at least 18 years old.

Address: 550 Liberty Street, #905

City/Town: Braintree, MA

Zip Code: 02184

E-Mail Address:

Telephone:

THIS IS A COMPLAINT TO EVICT YOU. YOU DO NOT NEED TO LEAVE YOUR PREMISES UNTIL ORDERED TO DO SO
BY THE COURT. YOU WILL BE SERVED WITH A SEPARATE NOTICE THAT WILL INFORM YOU
WHEN AND WHERE YOU MUST APPEAR IN COURT.

You are required to appear in Court to defend against the complaint of:

Plaintiff/Landlord/Lessor/Owner: Lenox Farms Limited Partnership

Address: 550 Liberty Street

City/Town: Braintree, MA

Zip Code: 02184

E-Mail Address:

Telephone:

This complaint states that you occupy the premises at 550 Liberty Street, #905, Braintree, MA, which
brings you within the jurisdiction of this Court. The Plaintiff/Landlord/Lessor/Owner is asking the Court to evict you because:
SEE ATTACHED

The Plaintiff/Landlord/Lessor/Owner claims unpaid rent or "use and occupancy" (or both) to date in the total amount
of \$ (If rent or "use and occupancy" (or both) is claimed, Plaintiff/Landlord/Lessor/Owner must complete

☒ Check here if the Plaintiff/Landlord/Lessor/Owner also claims any rent or "use and occupancy" (or both) that becomes
due and is unpaid after the complaint is filed.

ACCOUNT ANNEXED (itemize)

plus any monies that become due and owing during the
pendency of this action

Lisa M. Gouveia, Esquire

Printed Name of Plaintiff/Landlord/Lessor/Owner or Attorney

Lisa M. Gouveia

Signature of Plaintiff/Landlord/Lessor/Owner or Attorney

25 Braintree Hill Off. Pk. Ste. 205, Braintree, MA 02184

Address of Plaintiff/Landlord/Lessor/Owner or Attorney

lgouveia@siglegalgroup.com

E-Mail of Plaintiff/Landlord/Lessor/Owner or Attorney

781-843-7700

658954

Telephone

BBO #

To the Sheriff of our several counties, or their Deputies, or any constable of any City or Town within said Commonwealth,
Greetings: We command you to summon the within named defendant(s)/tenant(s)/occupant(s) to appear as herein ordered.
WITNESS:

Neil K. Sherring
First Justice or Chief Justice

Nella M. Lussier
Clerk Magistrate

Service By: 12-16-24

Entry Date: 12-23-24

Plaintiff/Landlord/Lessor/Owner MUST Provide Entry Date for Proper Service

LENOX FARMS LIMITED PARTNERSHIP

V.

MOHAMED KASSEM; DANNY ABOUELKHIER

You failed to vacate the premises after being duly served with a notice to terminate. Such termination shall take place on said date due to the fact that you are allegedly allowing an unauthorized individual, specifically, Sandra Frommer, to reside on the premises without having obtained the prior written permission of your landlord. These actions are in direct violation of your lease agreement.

**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.

AFFIDAVIT OF SANDRA FROMMER

I, Sandra Frommer, under the pains and penalties of perjury, state as follows:

PERSONAL KNOWLEDGE

1. I have personal knowledge of the facts set forth in this affidavit.

INITIAL CONTACT AND PLAINTIFF'S KNOWLEDGE

2. In or about June 2024, I personally visited the premises while searching for housing.

3. During that time, I communicated directly with Plaintiff's management, including Erika Merritt and Mykey Morice.

4. Prior to the execution of any lease, Plaintiff's representatives were aware that I intended to reside in the unit with my son.

INITIAL PAYMENT AND ACCEPTANCE

5. I personally made the initial payment required to secure access to Unit 905.

6. That payment was made by bank check and delivered in person to Plaintiff's office.

7. The payment was accepted by Plaintiff through its agent, Mykey Morice, and was deposited.

8. That payment was not returned to me and I was not reimbursed.

9. I am aware that Defendant Danny Abouelkhier did not make this initial payment.

10. Mohamed Kassem has testified under oath that he did not make the initial payment for Unit 905. At the same time, Mohamed Kassem agreed to serve as the leaseholder and the person responsible for payments during the lease term. The record further reflects that Mohamed Kassem, through his business, La Casa Zone LLC, has prior dealings with UDR (Lenox Farms) in connection with other units that were rented and used for short-term rental purposes, including Airbnb and Vrbo.

ACCESS AND POSSESSION OF THE UNIT

11. Following that payment, I was provided physical access to the unit, including keys at all time.

12. I was also provided and maintained access through electronic systems associated with the unit, including SmartRent.

13. My access to the unit continued.

CONTINUOUS COMMUNICATION AND MANAGEMENT RECOGNITION

14. Throughout my occupancy, Plaintiff's management communicated directly with me regarding:

- access to the unit;
- maintenance and repairs;
- vendor entry;
- utilities and account setup; and
- general occupancy-related matters.

15. Plaintiff's representatives referred to the unit as "your home" and communicated with me as the occupant.

16. At no time during this period was I treated as an unknown individual to Plaintiff.

ROLE IN TENANT REFERRALS AND BUILDING INTERACTION

17. I referred individuals to the building as prospective tenants.

18. Individuals I referred toured the property and, in some cases, entered into tenancy arrangements with Plaintiff.

19. Plaintiff's management accepted and processed such referrals.

20. These interactions occurred both prior to and during the pendency of this action.

RECOGNIZED OCCUPANCY AND CONTROLLED AMENITY ACCESS

21. During the period of approximately May 2025 through September 2025, I and my family, including my son and my mother, were granted access to the building's pool area.

22. Access to the pool area was controlled by Plaintiff's management and required issuance of identifying wristbands by the leasing office.

23. Management issued such wristbands for myself and my family.

24. Access to the pool required:

- wearing the issued wristbands; and

- identifying ourselves and signing in with building staff.

25. During this period, I and my family accessed the pool on a regular and repeated basis.

26. At the time of access, our names were provided and recorded, and access was granted by building personnel.

27. These interactions occurred in coordination with Plaintiff's management and staff.

28. These interactions occurred in direct coordination with Plaintiff's management and staff.

CONTINUOUS OCCUPANCY AND ROLE IN THE UNIT

29. I maintained continuous access to and involvement with Unit 905 over an extended period.

30. My presence and role in the unit were known to Plaintiff throughout that time.

31. I understood that Mohamed Kassem was designated as the leaseholder, and that I resided in the unit with my son.

RELATIONSHIP TO PRIOR COURT DETERMINATIONS

32. I am aware that in related proceedings involving the same premises, the Court has addressed my status in connection with the unit.

33. The facts set forth in this affidavit reflect Plaintiff's actual course of dealing with me and its knowledge of my presence and role.

CONCLUSION

34. Based on my direct interactions with Plaintiff and its agents, Plaintiff had

actual knowledge of my presence, accepted payment from me, granted access to the unit, and treated me as the occupant of Unit 905 over an extended period.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

/s/Sandra Frommer
Sandra Frommer

Date: April 6, 2026