



Scolnick Laverty & Gouveia LLP

Date Filed: 12/22/2024 8:49 AM
Housing - Metro South
Docket Number: 24H82SP03575

Mohamed Kassem
Danny Abouelkhier
550 Liberty Street, #905
Braintree, MA 02184

November 20, 2024

Re: 550 Liberty Street, #905, Braintree, MA 02184

Dear Mohamed Kassem and Danny Abouelkhier:

We hereby give you written notice of the following:

- A. Your tenancy at the above referenced apartment will be terminated seven (7) days from the date that you receive this notice pursuant to your lease agreement.
- B. 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.
- C. If you are considered disabled under applicable state or federal law, you have the right to a reasonable accommodation to resolve occupancy agreement violations, if such violations were a result of such disability.
- D. If you remain in your apartment on the date specified for termination, as recited in Paragraph A above, Management may seek to enforce the termination only by bringing a judicial action in court, at which time you may present a defense to the eviction.
- E. Any monies paid by you after the date of this notice shall be accepted for use and occupancy only and not for rent; shall not waive this notice or any subsequent eviction, nor shall it create a new tenancy.

Very truly yours,


Lisa M. Gouveia, Esq., Attorney for
Lenox Farms Limited Partnership, Landlord

cc: Lenox Farms

25 Braintree Hill Office Park, Suite 205
Braintree, MA 02184
(781) 843-7700

Date Filed: 4/6/2025 8:49 AM
Housing - Metro South
Docket Number: 24H82SP03575

RETURN OF SERVICE

Occupant: Mohamed Kassem

I hereby certify and return that on November 22, 2024, I served a copy of the within: **No Trespass Order**, upon the within named individual in the following manner:

By leaving true and attested copies at the within named: **Mohamed Kassem**, last, and usual place of Abode. Said service was made at **550 Liberty St., #905, Braintree, MA 02184**, I further certify and return that on the same day, I mailed true and attested copies to the above stated address.

Dated: November 22, 2024


Jeff Belisle, Constable

Date Filed: 12/23/2024 10:39 AM
Date Filed: 4/6/2026 8:49 AM
Housing - Metro South
Docket Number: 24H82SP03575

RETURN OF SERVICE

Occupant: Danny Abouelkhier

I hereby certify and return that on November 22, 2024, I served a copy of the within: **No Trespass Order**, upon the within named individual in the following manner:

By leaving true and attested copies at the within named: **Danny Abouelkhier**, last, and usual place of Abode. Said service was made at **550 Liberty St., #905, Braintree, MA 02184**, I further certify and return that on the same day, I mailed true and attested copies to the above stated address.

Dated: November 22, 2024

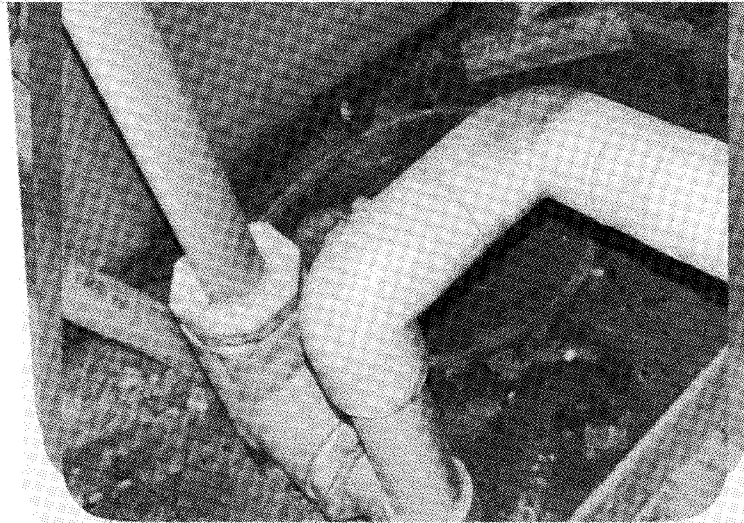

Jeff Belisle, Constable



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

< 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
550 Liberty St
Braintree, MA 02184-7373
(781) 843-8443

Notice of Entry

Date: 12/09/2024

Dear Resident:

On Thursday, December 12th our service vendors will be entering your apartment home to perform the necessary work to resolve the outstanding maintenance concerns in your HVAC closet, bathroom ceiling and exterior soffit located outside the patio.

The work will take no more than 2 business days. The work will begin Thursday morning removing the damaged drywall in the HVAC closet and bathroom ceiling. The furnace will need to be temporarily removed for the duration of the first day's work. We will reinstall the furnace no later than Friday morning, December 13th. In addition, on Friday December 13th, we will finish patching and painting the area of the bathroom ceiling. All work done on the soffit will be managed from the exterior of the building and will be resolved over the 2 days noted above.

For the period the furnace must be removed for work, there will be no operable heat within the apartment, however you will retain hot water. We will provide appropriate space heaters on Thursday for use. We expect the home to have no heat for no more than 24 hours.

If you have any questions concerning this notice, please contact our office at (781) 843-8443.

Thank you for your cooperation!

Lenox Farms Team

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!

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

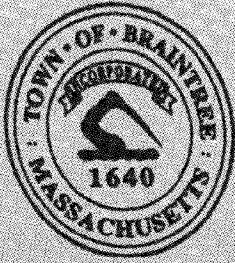
Plaintiff/Landlord/Lessor/Owner MUST Provide Entry Date for Proper Service

LENEX 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.



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



Lenox Farms

4:59 PM

To: [sandra frommer >](#)

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.



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



Lenox Farms

To: [sandra frommer](#) >

6:28 PM

Date Filed: 4/5/2016 8:49 AM
Filing: Lenox Farms
Case Number: 24-03280-3575

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

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

Date Filed: 4/6/2026 8:49 AM
Housing: Metro South
Docket Number: 24H82SP03575

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



Mykey Morice

To: [sandra frommer >](#)

Date Filed: 4/6/2026 8:49 AM
Housing - Metro South
Docket Number: 24-1825903575

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

+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!