
From: Appeals Court Clerk's Office <AppealsCtClerk@appct.state.ma.us>
Sent: Monday, March 30, 2026 4:01 PM
To:
Subject: 2026-P-0420 - Notice of Docket Entry

-COMMONWEALTH OF MASSACHUSETTS

APPEALS COURT CLERK'S OFFICE

Dated: March 30, 2026

RE: No. 2026-P-0420
Lower Court No: 26H82CV00012

LENOX FARMS LIMITED PARTNERSHIP vs. SANDRA FROMMER

NOTICE OF DOCKET ENTRY

Please take note that on March 30, 2026, the following entry was made on the docket of the above-referenced case:

Copy of 2026-J-0275 ORDER: The petitioner, the defendant in this civil matter, has filed a petition seeking relief from a preliminary injunction entered on March 17, 2026 enjoining the petitioner from residing at the subject premises. The petitioner seeks relief pursuant to both G. L. c. 231, s. 118, first par., and Rule 6 of the Massachusetts Rules of Appellate Procedure. The petitioner has filed a notice of appeal from the same order under G. L. c. 231, s. 118, second par. That appeal has been assembled and is pending in this court as 2026-P-0420.

A request for a preliminary injunction is addressed to the discretion of the trial judge, and a single justice will not interfere with the exercise of that discretion in the absence of a clear error of law or abuse of discretion. See *Jet-Line Services, Inc. v. Board of Selectmen of Stoughton*, 25 Mass. App. Ct. 645, 646 (1988). The petition and the materials submitted in support of it do not demonstrate that the Housing Court judge applied a legally incorrect standard or abused his discretion in denying the requested injunction. Likewise, a stay of the March 17, 2026, injunction is not warranted as the petitioner has not demonstrated a likelihood of success on appeal. See *Property Acquisition Group, LLC v. Ivester*, 95 Mass. App. Ct. 170, 180 (2019).

Accordingly, all requested relief is denied. A copy of this order shall also be reflected on the docket in 2026-P-0420. So ordered. (Hershfang, J.) *Notice/Attest/Sherring, J.

IMPORTANT INFORMATION ABOUT ELECTRONICALLY FILING IN THE APPEALS COURT

Every attorney with an appeal pending in the Appeals Court must have an account with eFileMA.com. Registration with eFileMA.com constitutes consent to receive electronic notification from the Appeals Court and e-service of documents. Self-represented litigants are encouraged, but not required, to register for electronic filing.

All documents may, and some must, be electronically filed with the Appeals Court using eFileMA.com. No paper original or copy of any e-filed document is required.

E-filing impounded documents or e-filing by self-represented litigants is voluntary.

Additional information is located on our Electronic Filing webpage: <http://www.mass.gov/courts/court-info/appealscourt/efiling-appeals-faq-gen.html>

Very truly yours,
The Clerk's Office

To: Lisa M. Gouveia, Esquire, Sandra Frommer, Housing Court - Metro South, Neil Sherring, Lower Court Judge (for courtesy notice)

If you have any questions, or wish to communicate with the Clerk's Office about this case, please contact the Clerk's Office at 617-921-4443. Thank you.