

26H82CV00041 Frommer, Sandra v. Merritt, Erika et al

- Case Type:
- Housing Court Civil
- Case Status:
- Active
- File Date
- 02/12/2026
- DCM Track:
-
- Initiating Action:
- Civil Case Transfer
- Status Date:
- 02/12/2026
- Case Judge:
-
- Next Event:
- 04/09/2026

Property Address

550 Liberty Street 905
Braintree MA 02184

All Information Party Event Docket Disposition

Party Information

Frommer, Sandra
- Plaintiff

Alias

Party Attorney

- Attorney
- Pro Se
- Bar Code
- PROPER
- Address
- Phone Number
-

[More Party Information](#)

Merritt, Erika
- Defendant

Alias

Party Attorney

- Attorney
- Gouveia, Esq., Lisa M
- Bar Code
- 658954
- Address
- Phone Number
-

[More Party Information](#)

UDR NYL Deals GP LLC

- Defendant

Alias

Party Attorney

- Attorney
- Gouveia, Esq., Lisa M
- Bar Code
- 658954
- Address
- Phone Number
-

[More Party Information](#)

UDR, Inc.

- Defendant

Alias

Party Attorney

- Attorney
- Gouveia, Esq., Lisa M
- Bar Code
- 658954
- Address
- Phone Number
-

[More Party Information](#)

Lenox Farms Limited Partnership

- Defendant

Alias

Party Attorney

- Attorney
- Gouveia, Esq., Lisa M
- Bar Code
- 658954
- Address
- Phone Number
-

[More Party Information](#)

Events

<u>Date</u>	<u>Session</u>	<u>Locality</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>
04/09/2026 09:00 AM	Canton Courtroom 7 - Virtual Courtroom		Zoom Virtual Courtroom	Motion Hearing	

Docket Information

<u>Docket Date</u>	<u>Docket Text</u>	<u>File Ref Nbr.</u>	<u>Image Avail.</u>
02/12/2026	Attorney Appearance On this date 02/12/2026 Pro Se added for Frommer, Sandra		
02/12/2026	Attorney Appearance On this date 02/12/2026 Gouveia, Esq., Lisa M added for Merritt, Erika		

02/12/2026	Attorney Appearance On this date 02/12/2026 Gouveia, Esq., Lisa M added for UDR NYL Deals GP LLC		
02/12/2026	Attorney Appearance On this date 02/12/2026 Gouveia, Esq., Lisa M added for UDR, Inc.		
02/12/2026	Attorney Appearance On this date 02/12/2026 Gouveia, Esq., Lisa M added for Lenox Farms Limited Partnership		
02/12/2026	Notice of Transfer	1	
02/12/2026	Civil Complaint filed	2	 Image
02/12/2026	Entire Case Scanned.	3	 Image
02/13/2026	Transferred from Suffolk County Civil, 2584CV03086.		
02/13/2026	Motion -Plaintiffs special appearance and to retransfer action to Suffolk superior court and motion to stay proceeding with incorporated memorandum of law and supporting affidavit. filed by Sandra Frommer	5	 Image
03/06/2026	Scheduled Event: Motion Hearing Date: 04/09/2026 Time: 09:00 AM		

Case Disposition

<u>Disposition</u>	<u>Date</u>
Pending	

2584CV03086 Frommer, Sandra vs. UDR, Inc. et al

- Case Type:
- Torts
- Case Status:
- Closed
- File Date
- 11/06/2025
- DCM Track:
- A - Average
- Initiating Action:
- Fraud, Business Torts, etc.
- Status Date:
- 02/02/2026
- Case Judge:
-
- Next Event:
-

All Information Party Tickler Docket Disposition

Party Information

Frommer, Sandra
- Plaintiff

Alias

Party Attorney

- Attorney
- Pro Se
- Bar Code
- PROPER
- Address
- Phone Number
-

[More Party Information](#)

UDR, Inc.
- Defendant

Alias

Party Attorney

- Attorney
- Gouveia, Esq., Lisa M
- Bar Code
- 658954
- Address
- Scolnick, Lavery and Gouveia, LLP
25 Braintree Hill Off Park Suite 205
Braintree, MA 02184
- Phone Number
- (781)843-7700

[More Party Information](#)

Lenox Farms Limited Partnership
- Defendant

Alias

Party Attorney

- Attorney
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UDR NYL Deals GP LLC

- Defendant

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Merritt, Erika

- Defendant

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Ticklers

<u>Tickler</u>	<u>Start Date</u>	<u>Due Date</u>	<u>Days Due</u>	<u>Completed Date</u>
Service	11/06/2025	02/04/2026	90	11/21/2025
Answer	11/06/2025	03/06/2026	120	11/21/2025
Rule 12/19/20 Served By	11/06/2025	03/06/2026	120	11/21/2025
Rule 12/19/20 Filed By	11/06/2025	04/06/2026	151	11/21/2025
Rule 12/19/20 Heard By	11/06/2025	05/05/2026	180	11/21/2025

Rule 15 Served By	11/06/2025	12/31/2026	420	11/21/2025
Rule 15 Filed By	11/06/2025	02/01/2027	452	11/21/2025
Rule 15 Heard By	11/06/2025	02/01/2027	452	11/21/2025
Discovery	11/06/2025	10/27/2027	720	11/21/2025
Rule 56 Served By	11/06/2025	11/26/2027	750	11/21/2025
Rule 56 Filed By	11/06/2025	12/27/2027	781	11/21/2025
Final Pre-Trial Conference	11/06/2025	04/24/2028	900	11/21/2025
Judgment	11/06/2025	11/06/2028	1096	11/21/2025

Docket Information

<u>Docket Date</u>	<u>Docket Text</u>	<u>File Ref</u>	<u>Image Avail.</u>
11/06/2025	Attorney appearance On this date Pro Se added for Plaintiff Sandra Frommer		
11/06/2025	Case assigned to: DCM Track A - Average was added on 11/06/2025		
11/06/2025	Affidavit of Indigency and request for waiver substitution of state payment of fees and costs filed without Supplemental affidavit Allowed, Filing and Service Fees Only	1	
11/06/2025	Original civil complaint filed.	2	 
11/06/2025	Civil action cover sheet filed.	3	 
11/19/2025	Defendants UDR, Inc., Lenox Farms Limited Partnership, UDR NYL Deals GP LLC, Erika Merritt's Notice of Transfer	4	   
11/19/2025	Attorney appearance electronically filed.		 
11/21/2025	General correspondence regarding ACTION TRANSFERRED ACCORDINGLY TO THE METRO SOUTH DIVISION OF THE HOUSING COURT DEPARTMENT SEE P#4 Notice sent 11/21/2025		 
11/21/2025	Case transferred to another court.		
11/21/2025	Notice of docket entry received from Appeals Court Please take note that on November 21, 2025, the following entry was made on the docket of the above-referenced case (2025-J-0867): Petition pursuant to G.L. c. 231, s. 118 filed by Sandra Frommer.	5	   
11/24/2025	Notice of docket entry received from Appeals Court Please take note that on November 24, 2025, the following entry was made on the docket of the above-referenced case: ORDER (RE#1): The plaintiff in this action filed in Suffolk Superior Court has filed a petition under G. L. c. 231, s. 118, first par., seeking review of an order of transfer of the action to the Housing Court pursuant to pursuant to G. L. c. 185C, s. 20. It appears from the record that the transfer occurred administratively without any formal judicial action. After review, the petition is allowed only to the extent that the transfer order is hereby vacated and the matter is remanded to the Superior Court for further consideration of the defendants' notice of transfer. The plaintiff is to be given a reasonable opportunity to file an opposition to the transfer. I express no view as to the merits of a transfer on remand. So ordered. (D'Angelo, J.). *Notice/Attest/Cowin, J.	6	   
12/01/2025	Service Returned for	7	 

Defendant Merritt, Erika: Service made in hand;

[Image](#)

12/05/2025	Answer to original complaint	8	 Image
	Applies To: UDR, Inc. (Defendant); Lenox Farms Limited Partnership (Defendant); UDR NYL Deals GP LLC (Defendant); Merritt, Erika (Defendant)		
12/08/2025	Plaintiff Sandra Frommer's Notice of Procedural Status, Request for Clarification, and Reservation of Rights	9	 Image
12/11/2025	ACTION RETURNED TO COURT AND ORIGINAL DOCUMENTS RECIEVED BY HOUSING COURT DEPARTMENT (METRO SOUTH DIVISION)		
12/23/2025	Notice of docket entry received from Appeals Court Please take note that on December 23, 2025, the following entry was made on the docket of the above-referenced case: Order (RE##1, 5, and 6): After review of the motion to reconsider filed by the respondent and the response to the motion to reconsider filed by the petitioner, the motion to reconsider is allowed. The single justice's order of 11/24/2025 in 2025-J-0867 is hereby vacated. General Laws ch. 231, s. 118, first par., provides "[a] party aggrieved by an interlocutory order of a trial court justice in the superior court department, the housing court department, the land court department, the juvenile court department or the probate and family court department may file, within thirty days of the entry of such order, a petition in the appropriate appellate court seeking relief from such order." The record here reflects the plaintiff filed a complaint in Suffolk Superior Court. The defendants filed a notice of transfer to the Housing Court pursuant to G. L. c. 185C, s. 20 on 11/19/25 and the action was transferred to the Metro South Housing Court on 11/21/25. I am without the authority to review the petition as the record does not reflect any action made by a Superior Court judge. The petition must therefore be dismissed. To the extent the petitioner may file a motion for relief from the transfer in the Metro South Housing Court, and be aggrieved by a judicial action on that motion, the petitioner may file a new G. L. c. 231, s. 118, first par., petition at that time. Cf. Papp v. Westborough Gardens LLC/BVF-V Westborough LLC, 493 Mass. 1018, 1082 (plaintiff could seek G. L. c. 231, s. 118, first par., review of housing court judge's order denying plaintiff's request to transfer his case back to Superior Court following transfer under G. L. c. 185C, s. 20). The petition is dismissed. (D'Angelo, J.) *Notice/Attest/Cowin, J.	10	 Image
02/02/2026	General correspondence regarding ACTION TRANSFERRED ACCORDINGLY TO THE METRO SOUTH DIVISION OF THE HOUSING COURT DEPARTMENT SEE P#10 Notice sent 2/2/2026		
02/02/2026	Case transferred to another court.		
02/09/2026	Notice of docket entry received from Appeals Court Please take note that on February 6, 2026, the following entry was made on the docket of the above-referenced case (2026-J-0130): Petition pursuant to G.L. c. 231, s. 118 filed by Sandra Frommer.	11	 Image
02/13/2026	Notice of docket entry received from Appeals Court Please take note that, with respect to the Petition pursuant to G.L. c. 231, s. 118 filed by Sandra Frommer. (Paper #1), on February 13, 2026, the following order was entered on the docket of the above-referenced case (2026-J-0130): RE#1: All requests for relief are denied. See 12/23/25 order in 2025-J-0867. Plaintiff is to note that on 2/12/26, her case was entered in the Metro South Housing Court as docket number 26H82CV00041. (Singh, J.) *Notice/attest/Cowin, J.	12	 Image

Case Disposition

<u>Disposition</u>	<u>Date</u>	<u>Case Judge</u>
Transferred to another Court	02/02/2026	

