

26H82CV00012 Lenox Farms Limited Partnership v. Frommer, Sandra

- Case Type:
- Housing Court Civil
- Case Status:
- Active
- File Date
- 01/16/2026
- DCM Track:
-
- Initiating Action:
- Efiled Civil Complaint
- Status Date:
- 01/16/2026
- Case Judge:
-
- Next Event:
-
-

Property Address

550 Liberty Street 905
Braintree MA 02184

All Information

Party Information

Lenox Farms Limited Partnership
- Plaintiff

Alias

Party Attorney

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

[More Party Information](#)

Frommer, Sandra
- Defendant

Alias

Party Attorney

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

[More Party Information](#)

Events

Date	Session	Locality Location	Type	Result
03/02/2026 10:00 AM	Canton Session	Metro South Housing Court - Canton	Hearing on Request for Preliminary Injunction	Held
03/02/2026 10:00 AM	Canton Session	Metro South Housing Court - Canton	Hearing on Request for Preliminary Injunction	Allowed - TRO or PI

Docket Information

<u>Docket Date</u>	<u>Docket Text</u>	<u>File Ref</u>	<u>Image Avail.</u>
01/16/2026	Civil Filing Fee due. Receipt: 33012 Date: 01/16/2026		
01/16/2026	SURCHARGE 185C:Entry of Action filed (Section 466 - M.G.L. c. 185C, §19) SURCHARGE Receipt: 33012 Date: 01/16/2026		
01/16/2026	Motion for Preliminary and Permanent Injunction filed by Lenox Farms Limited Partnership	1	
01/16/2026	Efiled Civil Complaint	2	
02/10/2026	Scheduled Event: Hearing on Request for Preliminary Injunction Date: 03/02/2026 Time: 10:00 AM Result: Held		
02/25/2026	Return of service PI Hearing completed filed by Lenox Farms Limited Partnership	4	
03/02/2026	Motion by Sandra Frommer to continue	5	
03/02/2026	Motion of Sandra Frommer to dismiss	6	
03/02/2026	Opposition to Application for preliminary injunction by Sandra Frommer	7	
03/02/2026	Motion to stay enforcement of any injunctive order filed by Sandra Frommer	8	
03/02/2026	Event Resulted: Hearing on Request for Preliminary Injunction scheduled on: 03/02/2026 10:00 AM Has been: Held For the following reason: Court Action Comments: Both parties. Plaintiff's motion for preliminary injunction is held, TUA. T:11:15 Canton 7 Hon. Neil Sherring, Presiding		
03/02/2026	Taken under advisement Judge: Sherring, Hon. Neil		
03/02/2026	Notice of Docket Entry from Appeals Court Please take note that on March 2, 2026, the following entry was made on the docket of the above-referenced case: ORDER (RE#1): The defendant in a civil proceeding in the Metro South Housing Court has filed a motion pursuant to Mass. R. A. P. 6 seeking a stay pending appeal. The underlying docket, 26H82CV00012, indicates that the plaintiff filed a complaint on January 16, 2026 seeking preliminary and permanent injunctive relief. On February 10, 2026, a hearing was scheduled for March 2, 2026 on the request for a preliminary injunction. The defendant filed the motion to stay on an emergency basis on the morning of the scheduled hearing. After review, the motion is denied. Despite the movant's claims to the contrary, there is no appeal pending under this docket. The movant has filed an appeal in a separate summary process	9	

case, but the motion fails to establish that the single justice has or should exercise the authority to enter the requested stay based on that appeal. This order is without prejudice to the defendant's exercising any right of appeal from any resulting injunctive order that may issue. So ordered

03/02/2026 Correspondence received from Sandra Frommer

11



03/02/2026 Event Resulted: Hearing on Request for Preliminary Injunction scheduled on:
03/02/2026 10:00 AM

Has been: Allowed - TRO or PI For the following reason: Court Action
Hon. Neil Sherring, Presiding

[Image](#)

03/02/2026 Temporary Restraining Order or Preliminary Injunction: Hearing on Request for Preliminary Injunction scheduled on:
03/02/2026 10:00 AM

Has been: Allowed - TRO or PI For the following reason: Court Action
Hon. Neil Sherring, Presiding Receipt: 34622 Date: 03/18/2026

03/03/2026 Motion to coordinate related actions filed by Sandra Frommer

12



03/03/2026 Proposed Exhibit Filed by Sandra Frommer

13



03/17/2026 Order Issued:

14



1. The Defendant's motion to dismiss is DENIED.

2. The Plaintiff's motion for preliminary injunction is ALLOWED as follows:

The Defendant, Sandra Frommer, is hereby enjoined from entering, residing, and/or remaining on the premises located at 550 Liberty Street, Apartment 905, Braintree, MA 02184.

3. The Defendant's motion to stay this Order is DENIED.

SEE RDER FOR ALL DETAILS

Judge: Sherring, Hon. Neil

[Image](#)

Case Disposition

Disposition

Date

Pending

24H82SP03575 Lenox Farms Limited Partnership vs. Kassem, Mohamed et al

- Case Type:
- Housing Court Summary Process
- Case Status:
- Active
- File Date
- 12/23/2024
- DCM Track:
-
- Initiating Action:
- Efiled SP Summons and Complaint - Cause
- Status Date:
- 12/23/2024
- Case Judge:
-
- Next Event:
- 04/06/2026

Property Address

550 Liberty Street 905
Braintree MA 02184

All Information Party Event Docket Disposition

Party Information

Lenox Farms Limited Partnership

- Plaintiff

Alias

Party Attorney

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

[More Party Information](#)

Kassem, Mohamed

- Defendant

Alias

Party Attorney

- Attorney
- Hecht, Esq., Grant Benjamin
- Bar Code
- 661745
- Address
- Phone Number
-

[More Party Information](#)

Abouelkhier, Danny
- Defendant

Alias

Party Attorney

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

[More Party Information](#)

Frommer, Sandra
- Intervenor

Alias

Party Attorney

[More Party Information](#)

Events

<u>Date</u>	<u>Session</u>	<u>Locality</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>
01/28/2025 11:00 AM	Canton Session		Metro South Housing Court - Canton	First-Tier Court Event	Held
02/18/2025 09:00 AM	Canton Session		Metro South Housing Court - Canton	Summary Process Trial	Continued
06/09/2025 09:00 AM	Canton Session		Metro South Housing Court - Canton	Motion Hearing	Held
06/09/2025 09:00 AM	Canton Session		Metro South Housing Court - Canton	Pretrial Conference	Rescheduled
06/11/2025 09:00 AM	Brockton Courtroom 1 Virtual Courtroom		Zoom Virtual Courtroom	Motion Hearing	Rescheduled
10/28/2025 10:00 AM	Canton Session		Metro South Housing Court - Canton	Motion Hearing	Reassigned to Different Session
10/29/2025 09:30 AM	Canton Session		Metro South Housing Court - Canton	Motion Hearing	Held
12/03/2025 09:00 AM	Canton Session		Metro South Housing Court - Canton	Motion Hearing	Held
02/12/2026 09:00 AM	Canton Courtroom 7 - Virtual Courtroom		Zoom Virtual Courtroom	Pretrial Conference	Held
04/06/2026 10:00 AM	Canton Session		Metro South Housing Court - Canton	Summary Process Trial	

Docket Information

<u>Docket</u> <u>Date</u>	<u>Docket Text</u>	<u>File</u> <u>Ref</u> <u>Nbr.</u>	<u>Image</u> <u>Avail.</u>
12/23/2024	Summary Process: MGL Chapter 185C Section 19; Chapter 262 Section 2 Receipt: 23926		

Date: 12/23/2024

12/23/2024 SURCHARGE 185C:Entry of Action filed (Section 466 - M.G.L. c. 185C, §19) SURCHARGE
Receipt: 23926 Date: 12/23/2024

12/23/2024	Entry Package - SP Summons and Complaint - Cause	1		
12/23/2024	Entry Package - Notice to Quit	2		
12/23/2024	Entry Package - Affidavit of Compliance	3		
12/27/2024	Scheduled Event: First-Tier Court Event Date: 01/28/2025 Time: 11:00 AM Result: Held			
01/09/2025	Return of service as to FTCE completed filed by Lenox Farms Limited Partnership	5		
01/09/2025	Return of service as to FTCE completed filed by Lenox Farms Limited Partnership	6		
01/13/2025	Attorney Appearance	7		
01/13/2025	Defendant Discovery Requests	8		
01/13/2025	Answer of Mohamed Kassem	9		
01/13/2025	Motion for leave to file late answer and late discovery requests filed by Mohamed Kassem	10		
01/13/2025	Attorney Appearance On this date Pro Se dismissed/withdrawn for Defendant Mohamed Kassem			
01/13/2025	Attorney Appearance On this date Jeremy Todd Robin, Esq. added as Private Counsel for Defendant Mohamed Kassem			
01/23/2025	Motion by Danny Abouelkhier to continue	11		
01/23/2025	Memorandum of Danny Abouelkhier	12		
01/23/2025	Affidavit of in support of emergency motion to continue the hearing filed by Danny Abouelkhier	13		
01/23/2025	Proposed Exhibit Filed by Danny Abouelkhier			
01/23/2025	Proposed Exhibit Filed by Danny Abouelkhier			
01/23/2025	Proposed Exhibit Filed by Danny Abouelkhier			
01/23/2025	Proposed Exhibit Filed by Danny Abouelkhier			
01/23/2025	Return of service as for Plaintiff's and Defendant's attorneys completed filed by Danny Abouelkhier	14		
01/23/2025	Proposed Exhibit Filed by Mohamed Kassem			
01/23/2025	Affidavit of filed by Sandra F. in support of motion to intervene filed by Danny Abouelkhier	15		
01/23/2025	Affidavit of in support of motion to join Sandra Frommer as party filed by Danny Abouelkhier	16		
01/23/2025	Memorandum of Danny Abouelkhier	17		
01/23/2025	Motion to add Sandra Frommer as party filed by Danny Abouelkhier	18		
01/23/2025	Affidavit of in support of motion to join Sandra Frommer as party filed by Danny Abouelkhier	19		
01/23/2025	Answer & Counterclaim filed by Danny Abouelkhier.	20		

(late filing)			Image
01/23/2025	Motion by Danny Abouelkhier to compel discovery (late filing)	21	Image
01/23/2025	Motion by Danny Abouelkhier to file late	22	Image
01/24/2025	Motion to Intervene filed by Mohamed Kassem filed by Sandra Frommer	23	Image
01/24/2025	Motion of to dismiss filed by Sandra Frommer	24	Image
01/24/2025	Motion by to continue filed by Sandra Frommer	25	Image
01/24/2025	Proposed Exhibit Filed by Danny Abouelkhier		Image
01/24/2025	Memorandum of Danny Abouelkhier	26	Image
01/27/2025	Memorandum of Sandra Frommer	27	Image
01/27/2025	Motion to Intervene filed by Sandra Frommer	28	Image
01/27/2025	Motion to stay proceedings filed by Sandra Frommer	29	Image
01/27/2025	Motion by Sandra Frommer for discovery (to compel repairs)	30	Image
01/27/2025	Motion by Sandra Frommer to continue	31	Image
01/27/2025	Motion of Danny Abouelkhier to dismiss (due to improper service)	32	Image
01/27/2025	Motion to dismiss due to improper service and failure to include all occupants filed by Sandra Frommer	33	Image
01/27/2025	Proposed Exhibit Filed by Sandra Frommer		Image
01/27/2025	Proposed Exhibit Filed by Sandra Frommer		Image
01/27/2025	Motion of Sandra Frommer to dismiss (due to improper service and failure to include all occupants)	34	Image
01/27/2025	Jury claim of Sandra Frommer	35	Image
01/27/2025	Intervenor Discovery Requests	36	Image
01/27/2025	Motion of Danny Abouelkhier, Sandra Frommer to dismiss (Amended)	37	Image
01/27/2025	Proposed Exhibit Filed by Sandra Frommer		Image
01/28/2025	Alternative Dispute Resolution Outcome Referral Date: 01/28/2025 Referral Source: Referral Event: First-Tier Court Event Jan 28, 2025 11:00:00 AM Referral Status: Closed-Pending Referral Specialist: Moreno, Kelly		Image
01/28/2025	Motion to withdraw as counsel filed by Jeremy Todd Robin, Esq..	38	Image
01/28/2025	Event Resulted: First-Tier Court Event scheduled on: 01/28/2025 11:00 AM Has been: Held For the following reason: Not Settled Unassigned, Presiding		Image
01/30/2025	Return of service as to NTQ completed filed by Lenox Farms Limited Partnership	39	

01/30/2025	Return of service as to NTQ completed filed by Lenox Farms Limited Partnership	40	 
02/05/2025	Scheduled Event: Summary Process Trial Date: 02/18/2025 Time: 09:00 AM Result: Continued		 
02/07/2025	Attorney Appearance	42	 
02/07/2025	Notice of withdrawal of limited appearance by Jeremy Todd Robin, Esq. for Mohamed Kassem.	43	 
02/07/2025	Return of service as to notice of withdrawl completed filed by Danny Abouelkhier	44	 
02/07/2025	Attorney Appearance On this date Grant Benjamin Hecht, Esq. added for Defendant Mohamed Kassem	49	 
02/07/2025	Attorney Appearance On this date Jeremy Todd Robin, Esq. dismissed/withdrawn as Private Counsel for Defendant Mohamed Kassem		
02/10/2025	Memorandum of Danny Abouelkhier in Support of Def Opposition to Motion to Withdraw as Counsel for M. Kassem	45	 
02/10/2025	Opposition to motion to withdraw as counsel for Mohamed Kassem by Danny Abouelkhier	46	 
02/18/2025	Motion to Strike Return of Service filed by Danny Abouelkhier	47	 
02/18/2025	As the docket reflects the Answer and Discovery requests were timely filed, motion is moot. Judge: Sherring, Hon. Neil		 
02/18/2025	Memorandum of Danny Abouelkhier Supplemental Memo in Support of Motion to Dismiss	48	 
02/18/2025	Event Resulted: Summary Process Trial scheduled on: 02/18/2025 09:00 AM Has been: Continued For the following reason: Both Parties Request Comments: Judge. All parties. After hearing, Def Motion for Leaved to File Late Answer & Discovery (#10) is moot, see margin order for full details; Def Motion to Compel Discovery (#21), No action taken as parties have agreed to discovery schedule; Motion to Intervene by Sandra Frommer (#23), after hearing, Motion is Denied, see margin order for full details; Motion for Repairs by Sandra Frommer (#30), after hearing, Motion is Denies, See margin order for full details, Motion to Withdraw as Counsel for M. Kassem (#38), is Moot, See margin order for full details. The parties will file a Motion for Summary Judgment which will be scheduled for an in person hearing at the same time as the hearing for the Defendant, Danny Abouelkhier's Motion to Dismiss (#32 & 37). t: 2:15pm Canton Courtroom #7 Hon. Neil Sherring, Presiding		
02/18/2025	No action taken as parties have agreed to discovery schedule Judge: Sherring, Hon. Neil		 
02/18/2025	Motion Denied. After hearing, where the intervenor was unable to provide any evidence of a tenancy with the plaintiff, including the lack of a signed lease, evidence of payment of rent and/or written communications from the plaintiff demonstrating a tenancy agreement. the motion is DENIED.		 
02/18/2025	Motion Denied, Based on Court's 2/18/25 ruling denying Sandra Frommer's motion to		 

intervene, the motion is DENIED as being moot.

Judge: Sherring, Hon. Neil

02/18/2025 Pursuant to Rule 11, Attorney Hecht has filed an appearance as successor counsel for Mohamed Kassem, therefore the motion is moot.

Judge: Sherring, Hon. Neil

02/18/2025 To be scheduled by clerk on date of motion for summary judgment.



Judge: Sherring, Hon. Neil

03/17/2025 Scheduled
Event: Motion Hearing
Date: 06/11/2025 Time: 09:00 AM
Result: Rescheduled

03/17/2025	Motion for Enlargement of Time to Conduct Discovery filed by Danny Abouelkhier	51		
03/17/2025	Motion to Compel Discovery from Co-Defendant filed by Danny Abouelkhier	52		
03/17/2025	Motion to Compel Discovery from Lenox Farms filed by Danny Abouelkhier	53		
03/17/2025	Motion For Leave to Conduct Additional Discovery from Co-Defendant filed by Danny Abouelkhier	54		
03/17/2025	Motion for Leave to Conduct Additional Discover, Depositions and Requests from Lenox Farms filed by Danny Abouelkhier	55		
03/18/2025	Motion to Strike Fraud Accusations filed by Danny Abouelkhier	56		
03/18/2025	Motion to Delay Trial Preparation Until Discovery is Complete filed by Danny Abouelkhier	57		
03/18/2025	Motion in Limine to Exclude Any Late Evidence Introduced After Discovery Deadline filed by Danny Abouelkhier	58		
03/18/2025	Motion to Allow Witnesses to Testify at Trial and Depositions filed by Danny Abouelkhier	59		
03/18/2025	Motion to Enforce Right to a Jury Trial filed by Danny Abouelkhier	60		
03/18/2025	Motion for Sanctions Against Plaintiff Lenox Farms and Co-Defendant filed by Danny Abouelkhier	61		
03/18/2025	Motion by Danny Abouelkhier to file late to Compel Witness Testimony and Notice of Intent to Take Depositions	62		
03/18/2025	Proposed Exhibit Filed by Danny Abouelkhier			
03/18/2025	Proposed Exhibit Filed by Danny Abouelkhier			
03/31/2025	Motion to strike jury claims filed by Lenox Farms Limited Partnership	63		
05/15/2025	Motion for Entry of Default to Strike Fraud Accusations from the Court Record filed by Danny Abouelkhier	64		
05/15/2025	Motion for Default Judgment against Plaintiff for failure to answer counterclaims filed by Lenox Farms Limited Partnership	65		
05/15/2025	Motion for Entry of Default against Co-Defendant Mohamed Kassem for failure to respond to discovery filed by Danny Abouelkhier	66		
05/15/2025	Motion of Danny Abouelkhier to dismiss	67		
05/15/2025	Motion for Entry of Default against Co-Defendant for failure to Defend against crossclaims filed by Danny Abouelkhier	68		
05/15/2025	Opposition to to Plaintiff's Motion to Strike Defendant's Counterclaims and Defenses and	69		

Demand for Jury Trial by Danny Abouelkhier

05/15/2025	Proposed Exhibit Filed by Danny Abouelkhier		 
05/15/2025	Motion to enforce right to a jury trial filed by Danny Abouelkhier	70	  Image
05/16/2025	Reply to Notice of Objection to Bench Trial or Summary Disposition and Preservation of Jury Trial, Discovery, and Procedural Rights filed by Danny Abouelkhier	72	  Image
05/20/2025	Affidavit of Support of Motion to Stay filed by Danny Abouelkhier	73	  Image
05/20/2025	Motion to Stay Proceedings Pending Resolution of Discovery, Default, and Jury Trial Rights filed by Danny Abouelkhier	74	  Image
05/23/2025	Scheduled Event: Pretrial Conference Date: 06/09/2025 Time: 09:00 AM Result: Rescheduled		
05/23/2025	Event Resulted: Pretrial Conference scheduled on: 06/09/2025 09:00 AM Has been: Rescheduled For the following reason: Scheduled in Error Unassigned, Presiding		
05/23/2025	Scheduled Event: Motion Hearing Date: 06/09/2025 Time: 09:00 AM Result: Held		
05/23/2025	Event Resulted: Motion Hearing scheduled on: 06/11/2025 09:00 AM Has been: Rescheduled For the following reason: Scheduled in Error Unassigned, Presiding		
05/23/2025	Clerical Correction made to docket: Notice of 6/4/25 hearing not sent to Sandra Frommer as her motion to intervene was DENIED.	84	
05/29/2025	Motion by Mohamed Kassem for summary judgment	76	 
05/29/2025	Affidavit of in Support of Motion for Summary Judgment filed by Mohamed Kassem	77	  Image
06/02/2025	Motion to strike co-defendant's motion for summary judgment filed by Danny Abouelkhier	78	  Image
06/02/2025	Proposed Exhibit Filed by Danny Abouelkhier		  Image
06/02/2025	Proposed Exhibit Filed by Mohamed Kassem		  Image
06/02/2025	Motion to dismiss summary process action, to strike plaintiff's misrepresentations, and for sanctions for retaliatory conduct. filed by Danny Abouelkhier	79	  Image
06/02/2025	Proposed Exhibit Filed by Sandra Frommer		  Image
06/04/2025	Motion to strike the affidavit of Mohamed Kassem for fraud, perjury, retaliation, and material misrepresentation and request for sanctions and referral to authorities filed by Danny Abouelkhier	80	  Image
06/04/2025	Proposed Exhibit Filed by Mohamed Kassem	81	  Image
06/04/2025	Motion to intervene and motion to remove no-trespass order with request for protective order by Sandra Frommer on behalf of herself and her minor son filed by Sandra Frommer	82	  Image
06/04/2025	Proposed Exhibit Filed by Mohamed Kassem	83	  Image
06/04/2025	Opposition to co-defendant Mohamed Kassem's motion for summary judgment by Danny Abouelkhier	85	  Image
06/04/2025	Proposed Exhibit Filed by Danny Abouelkhier	86	  Image

06/04/2025	Motion for entry of default and to stay proceedings pending resolution of outstanding motions filed by Danny Abouelkhier	87	 
			Image
06/05/2025	Returned Mail as to Motion Hearing for Mohamed Kassem	88	
06/06/2025	Opposition to motion for summary judgment by Lenox Farms Limited Partnership	89	 
06/09/2025	Motion to preserve record and for leave to accept filing if deemed untimely filed by Danny Abouelkhier	90	 
			Image
06/09/2025	Order, Motion Denied Pursuant to the court's 2/18/25 order denying the motion to intervene. Motion #18 denied.		
06/09/2025	Order. Motion #82 Denied in lobby. for 2/18/25 order on Sandra Frommer's motion to intervene.		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	No action taken as moot upon Court's prior rulings.		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	Defendant's Motion to Enforce Right to a Jury Trial is ALLOWED after hearing.		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	Defendant's Motion for Entry of Default against Plaintiff Lenox Farms Limited Partnership for Failure to Answer Counterclaim is DENIED after hearing.		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	Defendant's Motion for Entry of Default to Strike Fraud Accusations from the Court Record is DENIED after hearing.		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	Defendant's Motion for Sanctions Against Plaintiff Lenox Farms Limited Partnership and Co-Defendant is DENIED after hearing.		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	Motion to Strike Newly Filed Return of Service is DENIED after hearing.		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	No action taken on Motion to Stay Proceedings pending resolution of Discovery, Default, and Jury Trial Rights as moot based upon Court's prior ruling.		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	Motion to Dismiss Summary Process Action is DENIED after hearing.		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	Emergency Motion to Dismiss of Continue Hearing Based on improper service is DENIED after hearing.		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	Motion to Stay Proceedings is DENIED after hearing.		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	Order. Please see court's order on motion to intervene. (#28 amended/supplemental motion to intervene)		 
	Judge: Sherring, Hon. Neil		Image
06/09/2025	Order, Motion Denied Based upon The Court's 2/18/25 ruling denying Sandra Frommer's		 

	motion to intervene, The motion #34 is Denied in lobby as being moot.	 Image
06/09/2025	Order, Motion Denied Based upon The Court's 2/18/25 ruling denying Sandra Frommer's motion to intervene, The motion #33 is Denied in lobby as being moot.	 Image
06/09/2025	Order, Motion Denied Based upon The Court's 2/18/25 ruling denying Sandra Frommer's motion to intervene, The motion #30 is Denied in lobby as being moot.	 Image
06/09/2025	Order. Motion #66 Denied after hearing. Defendant to provide counsel for Mohamed Kassem discovery today.	 Image
	Judge: Sherring, Hon. Neil	
06/09/2025	Order. Motion #37 Denied after hearing.	 Image
	Judge: Sherring, Hon. Neil	
06/09/2025	Order. Based upon Court's 6/9/25, motion #51 is moot.	 Image
	Judge: Sherring, Hon. Neil	
06/09/2025	Motion #53 Denied after hearing	 Image
	Judge: Sherring, Hon. Neil	
06/09/2025	Motion #56 Denied after hearing.	 Image
	Judge: Sherring, Hon. Neil	
06/09/2025	Motion #57 Denied in lobby pursuant to Court's 6/9/25 discovery order.	 Image
	Judge: Sherring, Hon. Neil	
06/09/2025	Order. Motion #60 No action taken as parties concede defendant has asserted timely jury demand in answer.	 Image
	Judge: Sherring, Hon. Neil	
06/09/2025	Order. Pursuant to the court's 6/9/25 order on defendant's motion to dismiss, motion #67 is moot.	
	Judge: Sherring, Hon. Neil	
06/09/2025	Order. No action taken as moot based upon Court's prior ruling. (Motion #87)	 Image
	Judge: Sherring, Hon. Neil	
06/09/2025	Motion #68 Denied after hearing.	 Image
	Judge: Sherring, Hon. Neil	
06/09/2025	Order. Based on Court's 6/9/25 order granting additional time for discovery, motion is moot.	 Image
	Judge: Sherring, Hon. Neil	
06/09/2025	Motion #63 Allowed after hearing with no opposition filed, and pursuant to G.L.L.239, sec.8A	 Image
	Judge: Sherring, Hon. Neil	
06/09/2025	Event Resulted: Motion Hearing scheduled on: 06/09/2025 09:00 AM Has been: Held For the following reason: Court Action Comments: All parties. Please see orders for details. Defendant Mohamed Kassem's (MK) motion for SJ is TUA. Motion to Add Sandra Frommer (SF) #18 is DENIED, Danny Abouellchier (DA) for last answer #22 is moot, SF's supplemental motion to intervene #28 is DENIED, SF's motion to stay proceedings #29 is DENIED, SF's motion to compel repairs #30 is DENIED, DA's motion to dismiss #32 is DENIED in Lobby, SF's motion to dismiss #33 is DENIED in Lobby, SF's motion to dismiss #34 is DENIED in Lobby, DA's motion to dismiss #37 is DENIED, DA's motion to strike newly filed return of service #47 is DENIED, DA's	

motion for enlargement of time to conduct discovery #51 is moot, DA's motion to compel discovery responses for MK #52- rights reserved, DA's motion to compel discovery responses for Plaintiff #53 is DENIED, DA's motion for leave to conduct additional discovery against MK #54 is moot, DA's motion to conduct additional discovery against Plaintiff #55- rights are reserved, DA's motion to strike fraud accusation #56 is DENIED, DA's motion to delay trial #57 is DENIED in Lobby, DA's motion in limine to exclude any late evidence #48- rights are reserved, DA's motion to allow witnesses to testify at trial and depositions #59- rights are reserved, DA's motion to enforce right to a jury trial #60- not action taken, DA's motion for sanctions against MK and Plaintiff #61 is DENIED, DA's motion to compel witness testimony #62- rights are reserved, Plaintiff's motion to strike and dismiss counterclaims related defenses of DA #63 is ALLOWED, all condition based claims and 93a claim are dismissed w/o prejudice. Remaining claim is retaliation. DA's motion for entry of default to strike fraud accusation #64 is DENIED. DA's motion for entry of default against plaintiff for failure to answer counterclaim #65 is DENIED. DA's motion for entry of default against MK for failure to respond to discovery #66 is DENIED, DA to provide counsel for MK discovery today. DA's motion for ruling on Defendant motion to dismiss #67 is moot. DA's motion for entry of Default against MK for failure to defend against crossclaims #68 is DENIED. DA's motion to enforce jury trial #70 is ALLOWED. No action taken on DA's notice of objection to bench trial or summary disposition and preservation of jury trial #72. DA's motion to stay proceedings pending resolution of discovery, default and jury trial rights #74- no action taken. DA's motion to dismiss summary process action, strike Plaintiff's misrepresentations and for sanctions #79 is DENIED. SF's renewed motion to intervene #82 is DENIED. DA's motion for entry of default and to stay proceedings pending resolution of outstanding motions #87- no action taken, moot. DA's motion to strike MK's motion for SJ #78 is TUA. MK's motion for SJ #76 is TUA. MK has 10 days to respond to discovery. Plaintiff has 20 days to serve opposition. Parties have 20 days to respond.
Hon. Neil Sherring, Presiding

06/09/2025	Taken under advisement		
	Judge: Sherring, Hon. Neil		
06/18/2025	Defendant Discovery Response Mohamed Kassem	91	 Image
06/27/2025	Affidavit of Erika Merritt filed by Lenox Farms Limited Partnership	92	  Image
06/30/2025	Memorandum of Lenox Farms Limited Partnership as to Opposition to Mohamed Kassem's Motion for Summary Judgment		  Image
07/09/2025	Notice of Appeal by Sandra Frommer from Order dated 06/09/2025	93	  Image
07/09/2025	Proposed Exhibit Filed by Danny Abouelkhier	94	  Image
07/09/2025	Defendant Discovery Requests	95	  Image
07/09/2025	Proposed Exhibit Filed by Danny Abouelkhier	96	  Image
07/09/2025	Correspondence received from Danny Abouelkhier	97	  Image
07/09/2025	Defendant Discovery Requests	98	  Image
07/10/2025	Notice of Assembly of Record on Appeal sent to all counsel of record.		 Image
07/29/2025	Notice of Docket Entry from Appeals Court: In accordance with Massachusetts Rule of Appellate Procedure 10(a)(3), please note that the above-referenced case was entered in this Court on July 24, 2025.	99	  Image
09/08/2025	Order - The Court's finding that the moving party has failed to demonstrate with admissible documents, that there are no genuine issues as to any material facts, MK's motion for summary judgment is DENIED. Community National Bank v. Dawes, 369 Mass. 550, 553-56 (1976).	100	  Image

SEE ORDER FOR ALL DETAILS

Judge: Sherring, Hon. Neil

09/22/2025	Motion for Use and Occupancy filed by Lenox Farms Limited Partnership	101	 
09/24/2025	Scheduled Event: Motion Hearing Date: 10/28/2025 Time: 10:00 AM Result: Reassigned to Different Session		 
10/01/2025	Notice of Docket Entry from Appeals Court	103	
	RE#9: After review, the motion to stay all Housing Court proceedings pending appeal is denied. A single justice's authority to enter a stay is limited. "An appellant seeking a stay pending appeal must ordinarily meet four tests: (1) the likelihood of appellant's success on the merits; (2) the likelihood of irreparable harm to appellant if the court denies the stay; (3) the absence of substantial harm to other parties if the stay issues; and (4) the absence of harm to the public interest from granting the stay." C.E. v. J.E., 472 Mass. 1016, 1017 (2015). After review, the motion to stay is denied as the appellant has not shown likelihood of success on the merits. Accordingly, the motion for a stay is denied. (Tan, J.).		
10/09/2025	Motion stay all proceedings pending appeal filed by Danny Abouelkhier	104	 
10/09/2025	Proposed Exhibit Filed by Danny Abouelkhier	105	 
10/09/2025	Affidavit of in support of motion to stay proceedings pending appeal filed by Danny Abouelkhier	106	 
10/16/2025	Scheduled Event: Motion Hearing Date: 10/29/2025 Time: 09:30 AM Result: Held		 
10/29/2025	Affidavit of coerced testimony, duress, and denial of due process filed by Danny Abouelkhier	108	 
10/29/2025	Proposed Exhibit Filed by Danny Abouelkhier	109	 
10/29/2025	Motion by Danny Abouelkhier to compel discovery	110	 
10/29/2025	Proposed Exhibit Filed by Danny Abouelkhier	111	 
10/29/2025	Motion to strike coerced oral statements filed by Danny Abouelkhier	112	 
10/29/2025	Proposed Exhibit Filed by Danny Abouelkhier	113	 
10/29/2025	Event Resulted: Motion Hearing scheduled on: 10/29/2025 09:30 AM Has been: Held For the following reason: Court Action Comments: All parties via zoom. Defendant's motion to stay all proceedings pending appeal is DENIED, see Order. Plaintiff's oral motion to continue motion for U+O is ALLOWED. Hon. Neil Sherring, Presiding		
10/29/2025	Notice of Appeal by Danny Abouelkhier from dated	114	 
10/29/2025	Motion to clarify and correct the record filed by Danny Abouelkhier	115	 
10/29/2025	Motion stay all proceedings pending appeal filed by Danny Abouelkhier: After hearing, the Court does not find the defendant has a likelihood of success on the merits, and/or any harm because he testified that is NOT a tenant. Therefore, the motion is DENIED.	119	 
	Judge: Sherring, Hon. Neil		
10/31/2025	Proposed Exhibit Filed by Danny Abouelkhier Copy of hearing notice	116	 
10/31/2025	Motion to dismiss for lack of subject matter jurisdiction and violation of due process filed by Danny Abouelkhier	117	 

10/31/2025	Proposed Exhibit Filed by Danny Abouelkhier		 
11/03/2025	Scheduled Judge: Sherring, Hon. Neil Event: Motion Hearing Date: 12/03/2025 Time: 09:00 AM Result: Held		 
11/06/2025	Motion to dismiss filed by Danny Abouelkhier	121	 
11/06/2025	Transcript of hearing filed	122	 
11/06/2025	Motion to decide jurisdiction first, to continue Plaintiff's use and occupancy motion, and to require advance written notice of any new motions filed by Danny Abouelkhier	123	 
11/07/2025	Proposed Exhibit Filed by Danny Abouelkhier (Notice of Related Superior Court Actions and Request for Judicial Notice)	124	 
11/13/2025	Notice of Docket Entry from Appeals Court Please take note that on November 13, 2025, the above referenced matter has been entered on the single justice docket of the Appeals Court.	125	 
11/25/2025	Request for Clerical Correction filed by Danny Abouelkhier (with incorporated memorandum of law)	126	
11/25/2025	Motion of notice of jurisdictional priority, statutory boundaries, and preservation of all rights filed by Danny Abouelkhier	127	 
11/25/2025	Notice of Docket Entry from Appeals Court: ORDER (RE#1): After review, the petition seeking review of the order entered 10/29/25 denying the petition's motion to stay all proceedings pending the appeal in 2025-P-0907 is denied. (D'Angelo, J.)	128	 
12/03/2025	Motion Second Supplemental Motion to Dismiss for Lack of Subject Matter Jurisdiction, to Strike No-Trespass Filings, and to Stay all Further Proceedings Pending Jurisdiction filed by Danny Abouelkhier	129	 
12/03/2025	Margin Order: Motion Second Supplemental Motion to Dismiss for Lack of Subject Matter Jurisdiction, to Strike No-Trespass Filings, and to Stay all Further Proceedings Pending Jurisdiction filed by Danny Abouelkhier is DENIED Judge: Sherring, Hon. Neil	129.1	 
12/03/2025	Motion Request for findings of fact and rulings of law filed by Danny Abouelkhier	130	 
12/03/2025	Motion to reconsider filed by Danny Abouelkhier	131	 
12/03/2025	Motion to stay all proceedings pending resolution of jurisdiction and complete record production filed by Danny Abouelkhier	132	 
12/03/2025	Exhibits filed by Lenox Farms Limited Partnership, Mohamed Kassem accepted and U&O hearing	133	 
12/03/2025	Event Resulted: Motion Hearing scheduled on: 12/03/2025 09:00 AM Has been: Held For the following reason: Court Action Comments: Motion to dismiss for lack of subject matter jurisdiction and violation of due process filed by Danny Abouelkhier; Motion to dismiss filed by Danny Abouelkhier; Motion to decide jurisdiction first, to continue Plaintiff's use and occupancy motion, and to require advance written notice of any new motions filed by Danny Abouelkhier; Motion Second Supplemental Motion to Dismiss for Lack of Subject Matter Jurisdiction, to Strike No-Trespass Filings, and to Stay all Further Proceedings Pending Jurisdiction filed by Danny Abouelkhier are all DENIED. Defendant Danny Abouelkhier oral motion to stay proceedings is DENIED, WRITTEN ORDER TO FOLLOW; Motion to clarify and correct the record filed by Danny Abouelkhier and Motion for Use and Occupancy filed by Lenox Farms Limited		 

Partnership are TUA.
Hon. Neil Sherring, Presiding

12/03/2025 Taken under advisement

Judge: Sherring, Hon. Neil

12/03/2025 Taken under advisement on Motion to clarify and correct the record filed by Danny Abouelkhier

Judge: Sherring, Hon. Neil

12/03/2025 Margin Order: Motion to dismiss for lack of subject matter jurisdiction and violation of due process filed by Danny Abouelkhier is DENIED

133.1



[Image](#)

Judge: Sherring, Hon. Neil

12/03/2025 Margin Order: Motion to decide jurisdiction first, to continue Plaintiff's use and occupancy motion, and to require advance written notice of any new motions filed by Danny Abouelkhier is DENIED.

133.2



[Image](#)

Judge: Sherring, Hon. Neil

12/04/2025 Order: The plaintiff's motion for use & occupancy is ALLOWED as follows:

134



[Image](#)

It is ORDERED that Defendants, jointly and severally, pay use and occupancy at the rate of \$4,552.00 per month, which the Court finds to be the fair value of the use and occupancy of the premises. Payment of use and occupancy shall be paid into escrow in order to maintain the status quo pending final adjudication. Use and occupancy of \$4,552.00 for the month of December 2025 shall be paid on or before December 15, 2025. Further payments of \$4,552.00 shall be paid on the fifteenth day of each month thereafter until final judgment is entered. If the fifteenth of the month falls on Saturday, Sunday or holiday, payment shall be due on the next business day.

It is further ORDERED that each such use and occupancy payment shall be made to Plaintiff's attorney, Lisa M. Gouveia, Esq., Scolnick, Lavery & Gouveia, LLP, 25 Braintree Hill Office Park, Suite 205, in Braintree, MA 02184, in the form of a certified or bank check or money order made payable to Attorney Lisa M. Gouveia, as attorney for Plaintiff, Lennox Farms Limited Partnership. Attorney Gouveia shall hold all such use and occupancy payments in escrow, shall not release such funds to Plaintiff without leave of this Court, and shall account to the Court upon request. If the Defendants fail to make any one (1) of the required payments for the use and occupancy of the premises as set forth in this Order, then upon motion with written notice to the Defendants, the Plaintiff may move for sanctions, which sanctions may include the striking of Defendant, Danny Abouelkhier's jury demand.

SEE ORDER FOR ALL DETAILS

Judge: Sherring, Hon. Neil

12/05/2025 Order: The applying the clear and express language of G.L. c. 239, section 1 and G.L. c. 185C, section 3, the Court finds this Court has jurisdiction to hear this summary process action and therefore, DA's motion to dismiss is DENIED.

135



[Image](#)

SEE ORDER FOR ALL DETAILS

Judge: Sherring, Hon. Neil

12/08/2025 Order on defendant Danny Abouelkhier's oral motion to stay all proceedings DENIED see order for more details.

136



[Image](#)

Judge: Sherring, Hon. Neil

12/08/2025 Order on Defendant Danny Abouelkhier's Motion to Clarify and correct record, Strike Testimony and for Sanctions. DENIED See order for Details.

137



[Image](#)

Judge: Sherring, Hon. Neil



[Image](#)

12/08/2025 Order- on Defendant's request for finding of fact and rulings of law. See margin order for details.

Judge: Sherring, Hon. Neil

12/10/2025 Exhibits filed by Lenox Farms Limited Partnership, Mohamed Kassem accepted at 12/3/2025 motion hearing

139



[Image](#)

12/12/2025 Notice of Appeal by Danny Abouelkhier from Order dated 12/05/2025 Appeal from orders dated 12/5/25 & 12/8/25

140



[Image](#)

12/12/2025 Notice of Docket Entry from Appeals Court:

141

ORDER: (RE#19) Before me is a motion by the appellant, Sandra Frommer, to stay proceedings in a pending summary process case in the Metro South Housing Court (Docket 24H82SP03575) between the plaintiff Lenox Farms Limited Partnership and the defendants Mohamed Kassem and Danny Abouelkhier.

A review of the docket in that case indicates that on 01/24/2025, the appellant filed a motion to intervene. On 02/18/2025, after a hearing, a judge denied the motion and noted in an endorsement order, "the intervenor was unable to provide any evidence of a tenancy with the plaintiff." The appellant did not file a notice of appeal from that decision. Months later, on 06/04/2025, the appellant filed a renewed motion to intervene and motions for additional relief. Noting the previous order of 02/18/2025 denying a motion to intervene, the Housing Court judge denied the renewed motion to intervene on 06/09/2025. The appellant filed a notice of appeal on 07/09/2025, and this appeal entered on the Appeals Court docket.

After the case entered on this court's docket, the appellant has filed in this court three prior unsuccessful motions to stay the trial court proceedings. These motions have been denied by two prior single justices on 10/01/2025, 10/14/2025, and 11/24/2025. I have reviewed the prior motions and single justice decisions as well as the pertinent materials in the trial court, and I discern no basis for granting relief to the appellant. Accordingly, the appellant's fourth motion to stay is denied. (Hodgens, J.).

12/15/2025 Documents Supporting Motion filed by Danny Abouelkhier. Notice of reservation of jury demand and reservation of rights

142



[Image](#)

12/15/2025 Notice of Assembly of Record on Appeal sent to all counsel of record.

143

12/16/2025 Notice of Docket Entry from Appeals Court:

144

Please take note that, with respect to the Motion for panel review of Single Justice decision filed by Dany Abouelkhier. (Paper #6), on December 16, 2025, the following order was entered on the docket of the above-referenced case:

RE#6&7: After review, the "petition for panel review of single justice order" is construed as a notice of appeal from the single justice's 11/25/2025 order denying the defendant's G. L. c. 231, s. 118, first par., petition. As there is no right to appeal the order of the single justice denying relief pursuant to G. L. c. 231, s. 118, first par., the petitioner's notice of appeal is struck. See *McMenimen v. Passatempo*, 452 Mass. 178, 189-90 (2008); *Rollins Envtl. Servs., Inc. v. Superior Court*, 368 Mass. 174, 181 (1975). The request for a stay pending appeal is denied as moot. (Hodgens, J)

01/02/2026 Scheduled
Judge: Unassigned
Event: Pretrial Conference
Date: 02/12/2026 Time: 09:00 AM
Result: Held

01/07/2026 Motion to Enforce Order and Strike Defendant's Jury Demad filed by Lenox Farms Limited Partnership

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[Image](#)

02/06/2026 Motion for leave to file out of time filed by Danny Abouelkhier

148



[Image](#)

02/06/2026 Motion Modify and clarify the December 4, 2025 Use and occupancy order filed by Danny Abouelkhier

149



[Image](#)

02/06/2026	Opposition to Plaintiff's motion to enforce use and occupancy order by Danny Abouelkhier	150	 
02/06/2026	Affidavit of Defendant filed by Danny Abouelkhier	151	 
02/11/2026	Documents Supporting Motion filed by Danny Abouelkhier.	152	 
02/11/2026	Motion to continue pretrial conference filed by Danny Abouelkhier	153	 
02/11/2026	Motion for leave to file supplemental affidavit and exhibits late filed by Danny Abouelkhier	154	 
02/11/2026	Affidavit of regarding use & occupancy and motion to clarify December 4, 2025 order filed by Danny Abouelkhier	155	 
02/11/2026	Affidavit of regarding settlement conferral filed by Danny Abouelkhier	156	 
02/11/2026	Proposed Exhibit Filed by Danny Abouelkhier	157	 
02/11/2026	Motion to file pretrial memorandum late filed by Danny Abouelkhier	158	 
02/11/2026	Pre-Trial Memorandum filed by Danny Abouelkhier	159	 
02/12/2026	Event Resulted: Pretrial Conference scheduled on: 02/12/2026 09:00 AM Has been: Held For the following reason: Court Action Comments: Judge: Both Parties. Zoom hearing on Motion to reconsider and motion to modify filed by Danny Abouelkhier and Plaintiff's Motion to Enforce and Strike Jury Demand held: after hearing, the matter is TUA. cvfr: 12:15 p.m. ACM DM Hon. Neil Sherring, Presiding		 
02/12/2026	Taken under advisement Judge: Sherring, Hon. Neil		
02/12/2026	Affidavit of regarding financial condition and inability to comply with use & occupancy order filed by Danny Abouelkhier	160	 
02/17/2026	Order:	161	 
The Court's December 4th use and occupancy order is clear and unequivocal in notifying DA that if the Defendants fail to make any one(!) of the required \$4,552.00 monthly payments for the use and occupancy of the premises as set forth in its December 4th use and occupancy Order, then upon motion with written notice to the Defendants, the Plaintiff may move for sanctions, which may include the striking of Defendant, Danny Abouelkhier's jury demand. There is no dispute and DA acknowledges that DA has failed to make any of the required \$4,552.00 use and occupancy payments pursuant to the Court's Order. Accordingly and for the foregoing reasons, the Plaintiff's Motion is ALLOWED. 1. The Plaintiff's motion to enforce this Court's December 4th use and occupancy order and strike the Defendant Danny Abouelkhier's jury demand is ALLOWED. 2. The Defendant Danny Abouelkhier's jury demand is hereby stricken. 3. The Defendant Danny Abouelkhier's motion for reconsideration is DENIED. 4. The Defendant Danny Abouelkhier's motion to modify the Court's December 4th use and occupancy order is DENIED. 5. The Clerk's Office shall schedule this matter for summary process bench trial with notice to all parties. SEE ORDER FOR ALL DETAILS Judge: Sherring, Hon. Neil			 
02/24/2026	Motion for relief from judgment under Rule 60B filed by Danny Abouelkhier	162	 
02/24/2026	Affidavit of opposition and motion to strike and enforce use & occupancy order filed by Danny Abouelkhier	163	 

02/24/2026	Motion to stay enforcement of February 17, 2026 order and to stay further proceedings pending appeal filed by Danny Abouelkhier	164			Image
02/25/2026	Notice of Appeal by Danny Abouelkhier from Order dated 02/17/2026	165			Image
02/25/2026	Notice of Assembly of Record on Appeal sent to all counsel of record.	166			Image
02/27/2026	Memorandum of Danny Abouelkhier				Image
02/27/2026	Proposed Exhibit Filed by Lenox Farms Limited Partnership, Mohamed Kassem, Danny Abouelkhier, Sandra Frommer	167			Image
02/27/2026	Affidavit of in support of defendant's final supplemental trial memorandum filed by Danny Abouelkhier	168			Image
03/02/2026	Scheduled Event: Summary Process Trial Date: 04/06/2026 Time: 10:00 AM				
03/02/2026	Notice of Docket Entry from Appeals Court	170			Image
	Please take note that on March 2, 2026, the above referenced matter has been entered on the single justice docket of the Appeals Court.				
03/02/2026	Affidavit of Indigency filed by Danny Abouelkhier	171			
03/06/2026	Affidavit of Indigency Referred to a Judge Judge: Maguire, A C-M Patrick				
03/06/2026	Affidavit of Indigency DENIED as to Appeal Bond. No judgment has entered and no bond is required at this time. Defendant to file supplement to the affidavit of indigency and specify dates requested for transcripts. Judge: Sherring, Hon. Neil	172			

Case Disposition

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