

COMMONWEALTH OF MASSACHUSETTS
HOUSING COURT DEPARTMENT
METRO SOUTH DIVISION

NORFOLK, ss.

Civil Action No.: 26H82CV00041

SANDRA FROMMER,
Plaintiff, Pro Se

v.

UDR, INC.;
LENOX FARMS LIMITED PARTNERSHIP;
UDR NYL DEALS GP LLC; and
ERIKA MERRITT,
Defendants.

**PLAINTIFF'S EMERGENCY MOTION (A) TO RECOGNIZE THE PROCEDURAL
POSTURE OF THE TRANSFERRED ACTION, (B) TO RULE ON PLAINTIFF'S
FEBRUARY 13, 2026 MOTION TO RETRANSFER AND STAY, AND (C) TO
PRESERVE THE STATUS QUO, WITH REQUEST FOR IMMEDIATE PRESENTMENT**

INTRODUCTION

This case appears in this Court as Docket No. 26H82CV00041 with a file date of February 12, 2026. It is, however, the transferred continuation of Suffolk Superior Court Docket No. 2584CV03086, originally filed on November 6, 2025.

Before transfer, the action was served, answered, and actively litigated, and was the subject of Appeals Court proceedings under G.L. c. 231, § 118 concerning the transfer. The current Housing Court docket does not reflect that posture on its face. At the same time, a related Housing Court action, 26H82CV00012, has advanced to entry of a preliminary injunction affecting possession of the same premises.

Immediate clarification of posture and a prompt ruling on Plaintiff's pending motion to retransfer and stay are required to ensure orderly adjudication and to prevent prejudice arising from out-of-sequence proceedings.