

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

COURT DIVISION/COUNTY

HOUSING COURT

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

☐ Commercial

☐ Residential – No Cause (No Fault)

☐ 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
the "account annexed" below or attach a rent ledger.)

☒ 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

!Importante! !Traducir! Enpòtan! Tradwi! Quan Trög! Dich!

NOTICE TO ALL PARTIES: If you need a free interpreter or reasonable accommodations, please call the Court Clerk's Office. The Clerk's Office may also be able to provide you with information about available resources or services, such as the Lawyer for the Day Program. For information about emergency help for housing costs, visit: <https://www.mass.gov/how-to/apply-for-raft-emergency-help-for-housing-costs>, or call 211 for help.

NOTICE TO PLAINTIFF/LANDLORD/LESSOR/OWNER: The officer must complete the below return of service. Service must be made on each defendant no later than the seventh day and no earlier than the thirtieth day before the Entry Date. In appropriate cases, proper evidence of the Notice to Quit must be provided upon the filing of this Complaint. **A P.O. Box will not be accepted as an address for the Plaintiff.**

NOTICE TO EACH DEFENDANT/TENANT/OCCUPANT(S): After this case is filed with the Court, you will be served a separate Notice with information about when and where you must appear in court, and the type of court event that will be conducted. If you do not receive a Notice, please contact the Court Clerk's Office. You (or your attorney) must participate in all Court events to present your defense and any claims. You (or your attorney) must also file a written Answer to this Complaint. An "Answer" is your written response stating the reason(s) why you should not be evicted and may also include claims you have against the plaintiff.

You must file (eFile, deliver or mail) your Answer with the Court Clerk's Office and serve (deliver or mail) a copy to the plaintiff (or plaintiff's attorney) at the address shown in this summons. eFiling can be accessed at <http://www.efilema.com>. An Answer may not be emailed to the Court. The Court's Notice will also include the deadline by which the Answer must be received by the Court Clerk's Office and received by the plaintiff (or the plaintiff's attorney). **If you do not file and serve an Answer, or if you fail to appear at your Court event, the Court may issue rulings and a judgment against you.**

OFFICER'S RETURN

On _____ I served the within-named defendant(s):

and summonsed him/her/they/them as herein directed, in the following manner (please check off all that apply):

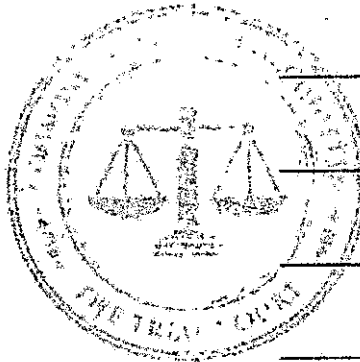
☐ in hand to each named defendant(s).

☐ leaving it at the last and usual place of abode of each named defendant(s) at the following address:

☐ mailed first-class to each named defendant(s) at the following address: _____

Fees for Service

Service	\$ _____
Copy/Attest	\$ _____
Travel	\$ _____
Use of Car	\$ _____
Mailing	\$ _____
Total	\$ _____



Signature of Officer

Printed Name of Officer

Address of Officer

Telephone Number of Officer

!Importante! !Traducir! Enpòtan! Tradwi! Quan Trọng! Dich!

IMPORTANT NOTICE TO ALL PARTIES

If you need a free interpreter or reasonable accommodations, please call the Court's Clerk's Office. For information about the Lawyer for the Day Program, Tenancy Preservation Program, or other services that may help both parties with their case, please go to:

<https://www.mass.gov/guides/housing-court-resources>

IMPORTANT NOTICE TO PLAINTIFF/LANDLORD/LESSOR/OWNER: Have the Officer complete and return the below return notice. Service must be made on each defendant(s) not later than the seventh day and not earlier than the thirtieth day before the Monday entry date. This form must be filed in Court no later than the close of business on the scheduled Monday entry date. In appropriate cases, proper evidence of notice to quit must be provided to this Court upon the filing of this Complaint.

A P.O. box will not be accepted as an address for the Plaintiff

Defendant: Mohamed Kassem

Officer's Return

Norfolk, ss

Date: December 13, 2024

City/Town: Braintree

By virtue of this Writ, I this day served the within-named each defendant/tenant/occupant, and summonsed him/her as herein directed, by ~~giving in hand to~~

or leaving it at the last and usual place of abode at 550 Liberty Street, #905, Braintree, MA 02184

A copy of this summons was mailed first class to each defendant/tenant/occupant at the address on: December 13, 2024

Fees for Service

Service	\$ <u>30.00</u>
Copy/Attest	\$ <u>1.00</u>
Travel	\$ <u>20.00</u>
Use of Car	\$ <u>20.00</u>
Mailing	\$ <u>1.00</u>
TOTAL	\$ <u>72.00</u>

Signature of Officer Jeffrey Belisle, Constable

Court Appointed Process Server

Printed Name of Officer

35 Madison Avenue, Suite 1

Cambridge MA 02140

Address of Officer

857-285-6901

Telephone Number of Officer

IMPORTANT NOTICE TO EACH DEFENDANT/TENANT/OCCUPANT: When this case is filed with the Court, the Court will send a notice with the date, time, and how the court event will be conducted. If you do not receive a notice, please contact the Court's Clerk's Office at 508-894-4170

You (or your attorney) must participate in all Court events to present your defense. You (or your attorney) must also file a written Answer to this Complaint. An Answer is your response stating the reason(s) why you should not be evicted and may include any claims you have against the Plaintiff. A Summary Process Answer Form is available on the Housing Court's website at www.mass.gov/lists/housing-court-forms and in the Clerk's Office.

You must file (e-file, deliver or mail) your Answer with the Court's Clerk's Office and serve (deliver or mail) a copy on the Plaintiff (or Plaintiff's attorney) at the address shown in this summons. The Court's notice about the court event will also include the deadline by which the Answer must be received by the Court's Clerk's Office and received by the Plaintiff (or the Plaintiff's Attorney).

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A P.O. box will not be accepted as an address for the Plaintiff

Defendant: Danny Abouelkhier

Officer's Return

Norfolk, ss

Date: December 13, 2024

City/Town: Braintree

By virtue of this Writ, I this day served the within-named each defendant/tenant/occupant, and summonsed him/her as herein directed, by ~~giving in hand to~~

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You must file (e-file, deliver or mail) your Answer with the Court's Clerk's Office and serve (deliver or mail) a copy on the Plaintiff (or Plaintiff's attorney) at the address shown in this summons. **The Court's notice about the court event will also include the deadline by which the Answer must be received by the Court's Clerk's Office and received by the Plaintiff (or the Plaintiff's Attorney).**

LENOX 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.