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**APPENDIX A — Order of the Supreme Court of
Maryland, Denying Petition for Writ of
Certiorari, Case No. SCM-PET-175-2025
(entered August 22, 2025)**

PETITIONS FOR WRIT
OF CERTIORARI

*
IN THE
* SUPREME
COURT OF
* MARYLAND
*

September Term,
2024¹

O R D E R

It is this 22nd day of August 2025, by the Supreme Court of Maryland, ORDERED that the following petitions for writ of certiorari are denied:

Pet. No. 175* – Ruby Tang v. Somerset House
Condominium Association, Inc., et al.



/s/ Matthew J. Fade
Chief Justice

¹ Petitions and motions indicated with * were filed in September Term 2025.

**APPENDIX B — Order Denying Alter or Amend
Judgment, Circuit Court for Montgomery
County, Maryland (entered June 12, 2025)¹**

RUBY TANG,	*	IN THE CIRCUIT
Plaintiff		COURT FOR
v.	*	MONTGOMERY
SOMERSET HOUSE		COUNTY
CONDOMINIUM	*	
ASSOCIATION, INC. ET	*	Case No.: C-15-CV-
AL.		25-001328
Defendants	*	

ORDER

Upon consideration of Plaintiffs Motion to Alter or Amend the Judgment, the Opposition thereto, and being otherwise duly advised in the premises, it is this 06/11/2025;

ORDERED that Plaintiff Motion to Alter or Amend the Judgment is hereby DENIED.

/s/ Debra Dwyer
Debra L. Dwyer
JUDGE, Circuit Court for
Montgomery County,
Maryland

¹ Petitioner's Note: The order was proposed by respondent Somerset House Management Association, Inc. on or about June 5, 2025. The Circuit Court adopted the proposed order and signed it.

3a

cc: All parties and counsel on record

**Entered: Clerk, Circuit Court for
Montgomery County, MD
June 12, 2025**

**APPENDIX C — Final Judgment, Circuit Court
for Montgomery County, Maryland, Case No. C-
15-CV-25-001328 (entered May 20, 2025)**

IN THE CIRCUIT COURT FOR
MONTGOMERY COUNTY, MARYLAND

RUBY TANG,	*	
		Case No. C-15-CV-
Plaintiff-Appellant	*	25-001328
v.		
SOMERSET HOUSE	*	Dist. Co. D-06-CV-
CONDOMINIUM	*	24-025898
ASSOCIATION, INC. ET		
AL.	*	
Defendant-Appellee		
	*	

ORDER

This matter came before the Court for an appeal de novo of the District Court's judgment against the Plaintiff-Appellant on February 28, 2025. Plaintiff-Appellant filed a Notice of Appeal to the Circuit Court on February 28, 2025. The Court having heard testimony and taken evidence, and for the reasons stated on the record, it is on this **14th day of May 2025**, by the Circuit Court for Montgomery County, Maryland, hereby

ORDERED, that the February 28, 2025 District Court judgment be **AFFIRMED**; and it is further

ORDERED, that Defendant/Appellee Somerset House Condominium Association, Inc.'s Motion to Dismiss Plaintiff's Second Amended Complaint is **GRANTED** but the request for Attorney's fees is **DENIED**; and it is further

ORDERED, that the Plaintiff/Appellant's Motion for Leave to Amend the Second Amended Complaint is **DENIED**; and is further

ORDERED, that the Defendant/ Appellee Somerset House Management Association, Inc.'s Motion to Dismiss is **GRANTED**; and it is further

ORDERED, that Defendant/Appellee Motion Somerset House Management Association, Inc.'s Motion to Quash Subpoena is **GRANTED**.

/s/ Debra Dwyer
Debra L. Dwyer. JUDGE
Circuit Court for
Montgomery County,
Maryland

Entered: Clerk, Circuit Court for
Montgomery County, MD
May 20, 2025

**APPENDIX D — Circuit Court Room Hearing
Sheet, Case No. C-15-CV-25-001328 (entered
May 14, 2025)**



**MONTGOMERY COUNTY
CIRCUIT COURT, MARYLAND**

Civil Courtroom Hearing Sheet

**Case Caption: Ruby Tang vs. Somerset House
Condominium Association, Inc., Et al.**

Case Number: C-15-CV-25-001328

Date: 5/14/2025

Initials: RGR

Hearing Type: De Novo appeal

Judge: Dwyer

Courtroom: 5G

**Parties: Plaintiff appeared without counsel. Ms.
Burgess appeared on behalf of the defendant
Somerset House Condominium Association, Inc. Mr.
Dwyer appeared on behalf of the defendant Somerset
House Management Association, Inc.**

☒ **Interpreter sworn**

Rulings

☒ (RUL) Court denies plaintiff Ruby Tang motion/request for leave to amend the second amended complaint, filed on April 25, 2025.

☒ (RUL) Court grants defendant Somerset House Condominium Association, Inc's motion to dismiss Plaintiff's second amended complaint and denies request for attorney fees, filed on April 18, 2025.

☒ (RUL) Court grants defendant Somerset House Management Association, Inc's, motion to dismiss appeal, filed on May 1, 2025

☒ (RUL) Court grants defendant Somerset House Management Association, Inc's motion to quash Subpoena, filed on May 1, 2025

Trial De Novo

☒ Court affirms ruling on District Court judgment. Order to be submitted.

**APPENDIX E — Notice of Hearing/Trial - De
Novo Appeal, Circuit Court for Montgomery
County, Maryland (entered March 24, 2025)**



**CIRCUIT COURT OF MARYLAND
FOR MONTGOMERY COUNTY**
50 Maryland Avenue
Rockville, Maryland, 20850
Main: 240-777-9400

Case Number: C-15-CV-25-001328
Tracking Number:
Related Case Number: D-06-CV-24-025898

To: Ruby Tang
5600 Wisconsin Ave Apt 1405
Chevy Chase MD 20815

**SOMERSET HOUSE CONDOMINIUM
ASSOCIATION, INC., ET AL. VS. RUBY TANG**
Date Issued: 03/24/2025

NOTICE OF HEARING/TRIAL

Please be advised that the following events have been
scheduled in this case:

Date	Time	Type of Proceeding
05/14/2025	9:30 AM	Trial - De Novo Appeal

Any postponement request must be filed in
accordance with MD Rule 2-508 and addressed to the
court address above. Attorneys/parties shall notify
this court immediately when a case settles before a
scheduled event.

C-008 (Rev. 02/2012) 3/24/2025 12:02 PM

**APPENDIX F — Notice of Docketing of De Novo
Appeal, Circuit Court for Montgomery County,
Maryland (entered March 24, 2025)**



CIRCUIT COURT FOR MONTGOMERY
COUNTY, MARYLAND
50 Maryland Avenue
Rockville, Maryland, 20850
Main: 240-777-9400

Case Number: C-15-CV-25-001328
Other Reference Number: D-06-CV-24-025898

To: Ruby Tang
5600 Wisconsin Ave Apt 1405
Chevy Chase MD 20815

**SOMERSET HOUSE CONDOMINIUM
ASSOCIATION, INC., ET AL. VS. RUBY TANG**
Date Issued: 03/24/2025

**NOTICE OF DOCKETING OF DE NOVO
APPEAL**

You are hereby notified that upon filing of a Notice of Appeal (De Novo), this case was transferred to this court and docketed on 3/24/2025.

This Appeal will be heard de novo in the Circuit Court pursuant to Maryland Rule 7-112. You will be notified of a trial date at a later time.

/s/ Karen A. Bushell

Karen A. Bushell

Clerk of the Circuit Court

CC-018 (Rev. 06/2012)

3/24/2025 11:38 PM

**APPENDIX G — Intracourt Case Transmittal,
District Court for Montgomery County,
Maryland (entered March 21, 2025)**



DISTRICT COURT OF MARYLAND
FOR MONTGOMERY COUNTY
8552 Second Avenue
Silver Spring, Maryland 20910
Main: 301-563-8500

Case Number: D-06-CV-24-025898

**RUBY TANG VS. SOMERSET HOUSE
CONDOMINIUM ASSOCIATION, INC. ET AL.**

Filed On: 10/29/2024
Case Type: Contract - Small Claims
Case Security:

INTRACOURT CASE TRANSMITTAL – CV

☐ OTC

☒ OFS

Reason for Transmittal:

- ☐ Landlord Tenant Appeal
- ☒ Appeal de Novo
- ☐ Disposed – Returned to District Court
- ☐ Jury Trial Prayer ☐ Remanded
- ☐ Jurisdictional Transfer
- ☐ Supersedeas / LLT Appeal Bond
- ☐ Record Appeal

CASE TRANSMITTAL INFORMATION

Plaintiff/Petitioner:

Ruby Tang
Person ID: 33479006

Defendant/Respondent:

Somerset House Condominium Association,
Inc.; SOMERSET HOUSE MANAGEMENT
ASSOCIATION, INC.
Person ID: 33479007; 33479008

Appellant:

Ruby Tang
Person ID: 33479006

Appellant Atty:

Ruby Tang
Bar Number:

Appellee:

Somerset House Condominium Association,
Inc.; SOMERSET HOUSE MANAGEMENT
ASSOCIATION, INC.
Person ID: 33479007; 33479008

Appellee Atty:

URSULA KOENIG BURGESS;
ANTHONY D DWYER
Bar Number: 0512120012; 8601070001

COSTS & FEES

Circuit Court Advanced Filing Fee \$165

☐ Waiver ☐ Forwarded ☒ GEARS Adj. (OFS)

FORWARDED: Cash Bond \$N/A

**APPENDIX H — Order, District Court for
Montgomery County, Maryland, Case No. D-06-
CV-24-025898 (entered February 28, 2025)¹**

IN THE DISTRICT COURT OF MARYLAND
FOR MONTGOMERY COUNTY, MARYLAND

RUBY TANG,	*	
Plaintiff.		Case No.
v.	*	D-06-CV-24-
SOMERSET HOUSE		025898
CONDOMINIUM	*	
ASSOCIATION, INC. et al.	*	

Defendants.

ORDER

THIS MATTER came before the Court on Defendant, Somerset House Condominium Association, Inc.'s Motion To Dismiss Plaintiff's Second Amended Complaint And Motion For Award Of Attorneys' Fees: and

IT APPEARING that res judicata bars the Plaintiff's claims, and

IT APPEARING that Plaintiff filed this action in bad faith, it is hereby

¹ Petitioner's Note: The order was proposed by Respondent Somerset House Condominium Association, Inc. on or about January 13, 2025. The District Court adopted and signed the proposed order. The e-filed date printed on the order reflects the date of the proposed submission.

IT IS ORDERED that Defendant's Motion To Dismiss Plaintiff's Second Amended Complaint And Motion For Award Of Attorneys' Fees is GRANTED;

IT IS FURTHER ORDERED that Plaintiff's lawsuit be dismissed with prejudice; and

~~IT IS FURTHER ORDERED that judgment be granted in favor of the Defendant against the Plaintiff for \$8,612.50 for attorney's fees incurred herein pursuant to Maryland Rule 1-341.~~

ENTERED this 28th day of Feb, 2025

/s/ William G. Simmons
Judge

Cc: Plaintiff
Defendant, Somerset House Condominium
Association, Inc.
Defendant, Somerset House Management
Association

**E-FILED; Montgomery County District Court -
Silver Spring Docket: 1/13/2025 10:51 AM;
Submission: 1/13/2025 10:51 AM
Envelope: 19507114**

**Will Be Heard/Considered on Trial
Date 01/17/2025 4:21:04 PM**

/s/ Michael O. Glynn
Michael O. Glynn

**Additional material
from this filing is
available in the
Clerk's Office.**