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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)**

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\* IN THE  
\* SUPREME  
PETITIONS FOR WRIT COURT OF  
OF CERTIORARI \* MARYLAND  
\*

September Term,  
2024<sup>1</sup>

**O R D E R**

It is this 22<sup>nd</sup> 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. Fadé  
Chief Justice

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<sup>1</sup> 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)<sup>1</sup>**

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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

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<sup>1</sup> 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)**

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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 **14<sup>th</sup> 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)**

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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)**

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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:

<b>Date</b>	<b>Time</b>	<b>Type of Proceeding</b>
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)**

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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)**

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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 / LLTAppeal 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

**ICT-CV (Rev. 06/2014)**

**3/21/2025 2:54 PM**

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

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**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

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<sup>1</sup> 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.**