E-FILED; Baltimore City Circuit Court
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Tenae Smith, *et al.*,	*	IN THE
Plaintiffs,	*	CIRCUIT COURT
v.	*	FOR
Westminster Management LLC, *et al.*,	*	BALTIMORE CITY
Defendants.	*	Case No. 24-C-17-004797

* * * * * * * * * * * * *

~~[PROPOSED]~~ FINAL JUDGMENT

Pursuant to Maryland Rule 2-601, upon review of the record, this Court's September 18, 2026, Memorandum Opinion and Order, Plaintiffs' Renewed Motion for Entry of Final Judgment, and any opposition thereto, the Court enters the following Final Judgment in the above-captioned case:

IT IS HEREBY DECLARED that Westminster Management, LLC and JK2 Westminster, LLC (together, "Westminster") violated RP § 8-208(d)(3)(i) when, between September 27, 2014, and August 12, 2021, Westminster charged tenants fees related to the late payment of rent in addition to late fees of 5% of late rent due at the 17 properties Westminster managed in Maryland when those fees had not been awarded by any court; and it is further

DECLARED that Westminster breached tenants' leases when, between September 27, 2014, and August 12, 2021, Westminster charged fees, upon initiating failure-to-pay-rent cases, that Westminster did not in fact incur; and it is further

ORDERED that, to the extent that (1) Westminster currently holds an account of a tenant from any of the 17 properties managed by Westminster in Maryland and (2) there exists on that account a Disputed Fee (as that term is defined on page 2 of the Court's September 18, 2026, Memorandum Opinion and Order) that has not be paid by or refunded to the tenant, Westminster

is **ENJOINED and PROHIBITED** from collecting or attempting to collect the Disputed Fee; and it is further

ORDERED that judgment on liability on Count One and Count Five of the Third Amended Complaint is entered in favor of Plaintiffs and the Plaintiff Class against Defendant Westminster Management, LLC and Defendant JK2 Westminster, LLC; and it is further

ORDERED that judgment is entered in favor of Plaintiffs and the Plaintiff Class and against Defendant Westminster Management, LLC and Defendant JK2 Westminster, LLC, jointly and severally, in the amount of $4,184,330.84; and it is further

ORDERED that prejudgment interest at the legal rate of 6.00% is hereby assessed in the amount of $2,305,078.70 through September 30, 2026, plus $687.84 per day thereafter to through the entry of this Final Judgment; and it is further

ORDERED that Plaintiffs shall submit any petition for attorneys' fees and costs within 60 days of the date of this Order or, if Defendants note an appeal, within 60 days of a mandate affirming this Court's judgment.

And it is further ORDERED that Plaintiffs shall propose a methodology for allocation and distribution of the judgment to the Certified Class (including any special allocation to the Named Plaintiffs) and for any award from the judgment to Plaintiffs' counsel; the proposal shall include and specify or describe those to whom notice under Md. Rule 2-231(f) was provided who did not request exclusion. See Md. Rule 2-231(j).

10/21/2026 4:14:02 PM

Paul J. Cucuzzella, Judge

Entered: Clerk, Circuit Court for
Baltimore City, MD
October 26, 2026