

IN THE CIRCUIT COURT FOR WICOMICO COUNTY

THE STATE OF MARYLAND,

*

Plaintiff,

*

v.

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CASE NO: C-22-CV-24-000260

ERIC SESSOMS, et al.,

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Defendants.

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AMENDED ORDER

Upon consideration of the Plaintiff, State of Maryland’s (“State”), Motion for Default Judgment, this ____24th of November, 2025 , this Court has

FOUND that on July 10, 2025, this Court entered an Order of Default; and it is further

FOUND that on July 10, 2025, in accordance with Md. Rule 2-613(c), this Court mailed to Defendants Eric Sessoms and Mt Vernon Group, LLC an Order of Default, sent to Defendants’ last known address, 3 W. Elizabeth Street, Delmar, MD 21875, the address provided by the Defendants to the Court, and to 12471 Chestnut Circle, Unit 4, Princess Anne, MD 21853, the address Defendants’ attorney last used; and it is further

FOUND that Defendants Eric Sessoms and Mt Vernon Group, LLC failed to seek vacatur of the Order of Default or take other action to participate in the pending litigation; and it is further

FOUND no response to the Motion for Default Judgment being necessary to the Court’s determination due to Defendants Eric Sessoms and Mt Vernon Group, LLC default status; and it is further

FOUND the State's allegations to be true and that Defendants violated Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. §§ 3601-3619 ("Fair Housing Act") and Md. Code Ann., State Gov't § 20-705 *et seq.* by having:

- a. Made unavailable or denied a dwelling to persons because of sex;
- b. Discriminated in the terms, conditions, or privileges of the rental of dwellings, or in the provision of services or facilities in connection therewith, because of sex;
- c. Made a statement with respect to the rental of a dwelling that indicates a preference, limitation, or discrimination based on sex;
- d. Coerced, intimidated, threatened, or interfered with persons in the exercise or enjoyment of, or on account of their having exercised or enjoyed, their rights granted or protected by the Fair Housing Act; and it is further

FOUND, in accordance with *Billman v. State of Maryland Deposit Insurance Fund Corp.*, 86 Md. App. 1, 15-16 (1991), that no evidentiary hearing is required for this Court to determine the amount of damages; and it is further

ORDERED that Plaintiff's Motion for Default Judgment, filed on November 19, 2025, is GRANTED; and it is further

ORDERED that Defendant Eric Sessoms is prohibited from working in the residential rental industry in any capacity from the date of this Order in perpetuity, including but not limited to the following roles: landlord, manager, and/or agent; and it is further

ORDERED that Defendant Mt Vernon Group, LLC shall remove Defendant Eric Sessoms as the listed registered agent for Mt Vernon Group, LLC. Defendant Mt Vernon Group, LLC is to designate and file with the Maryland Department of Assessments and Taxation a new resident agent within 30 days of the date of this Order; and it is further

ORDERED Defendant Sessoms shall not have any verbal contact, in-person or electronic, with any current or former tenants of Defendant Mt Vernon Group, LLC or other real estate agency that Defendant Eric Sessoms has been involved in. This includes all individuals covered in the protective order as issued in the above instant captioned case, and it is further

ORDERED that within 60 days of this Order, and on an annual basis for three years, that all owners, agents, members, and employees of Defendant Mt Vernon Group, LLC shall participate in a training on gender-based discrimination and sexual harassment in housing, with costs paid by Defendant Mt Vernon Group, LLC. The training will consist of at least two hours of fair housing training, and will include prevention of sexual harassment and gender-based discrimination and shall be provided by one of the following providers: Equal Rights Center, Public Justice Center, or the National Fair Housing Alliance.; and it is further

ORDERED that the new resident agent for Defendant Mt Vernon Group, LLC shall attend the same described training within 30 days of their hiring date; and it is further

ORDERED that monetary judgment is entered, by default and pursuant to Maryland Rule 2-613(f), in favor of Plaintiff, State of Maryland, and against Defendants Eric Sessoms and Mt Vernon Group, LLC., jointly and severally, and in favor of the State of Maryland in the amount of \$2,495,000.00, representing the total monetary damages, including restitution, economic damages, and emotional distress damages, to the aggrieved individuals and civil penalties due to the State to be distributed in the following manner:

1. Restitution, economic damages, and emotional distress damages are calculated as follows:

Aggrieved Individual	Total Compensation Amount	Relevant Categories
Jane Doe #1	\$155,000	1: Base Amount and 2: Illegal Eviction
Jane Doe #2	\$235,000	1: Base Amount and 3: Sexual Assault
Jane Doe #3	\$85,000	1: Base Amount
Jane Doe #4	\$85,000	1: Base Amount
Jane Doe #5	\$155,000	1: Base Amount and 2: Illegal Eviction
Jane Doe #6	\$305,000	1: Base Amount, 2: Illegal Eviction, and 3: Coerced Sexual Intercourse
Jane Doe #7	\$85,000	1: Base Amount
Jane Doe #8	\$155,000	1: Base Amount and 2: Illegal Eviction
Jane Doe #10	\$85,000	1: Base Amount
Jane Doe #12	\$85,000	1: Base Amount
Jane Doe #14	\$85,000	1: Base Amount
Jane Doe #15	\$85,000	1: Base Amount
Jane Doe #16	\$235,000	1: Base Amount and 3: Sexual Assault
Jane Doe #17	\$85,000	1: Base Amount
Jane Doe #18	\$85,000	1: Base Amount
Jane Doe #19	\$85,000	1: Base Amount
Jane Doe #20	\$235,000	1: Base Amount and 3: Coerced Sexual Intercourse

2. Civil Penalties will be paid to the State of Maryland in the amount of \$170,000.00; and it is further

ORDERED that Defendants will reimburse the State of Maryland for costs of investigation and litigation in accordance with the order issued by the Court in response to Plaintiff’s Petition for Reimbursement of Costs of the Investigation and Litigation.

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