

Ryan Kennedy

Counsel

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Ryan Kennedy focuses his practice on complex commercial and real estate litigation in the state and federal courts of Virginia, Maryland and the District of Columbia. Throughout his career, he has demonstrated a steadfast commitment to serving his clients' needs with efficiency, honesty and professionalism. Ryan's approach emphasizes resolution without unnecessary litigation, often guiding clients towards alternative outcomes and averting the uncertainties of the courtroom.

As Counsel to Shulman Rogers, Ryan is committed to providing practical solutions to individuals and entities involved in the real estate business on their contracting practices, litigation risks and regulatory compliance. He has a keen understanding of the intricacies of real property law and works closely with clients to navigate a wide range of real estate issues, including construction defects, title disputes, zoning matters and landlord/tenant cases.

Ryan has also represented business interests, large and small, in a variety of disputes with other businesses, vendors, consumers or administrative agencies. He has assisted individuals and entities collect difficult accounts, resolve permit



Bar & Court Admissions

Maryland

Virginia

District of Columbia

U.S. District Court for the
Eastern District of Virginia

U.S. District Court for the
District of Maryland

Education

University of Baltimore
School of Law, J.D., 2009

University of Maryland
Baltimore County, B.A.,
2006

violations or endure dissolution of the business itself.

Ryan graduated from the University of Maryland Baltimore County (UMBC) in 2006 before earning his Juris Doctor (J.D.) from the University of Baltimore School of Law in 2009. Following his academic achievements, he served as a law clerk for the Honorable Maureen M. Lamasney in the Circuit Court of Maryland for Prince George's County, gaining invaluable insights into the judicial process and courtroom dynamics. His legal experience in private practice is wide-ranging, from complex commercial claims to criminal law.

Before joining Shulman Rogers, Ryan worked with a mid-sized regional law firm and as a solo practitioner with offices in Annapolis, Maryland, and Vienna, Virginia. During this time, he amassed extensive litigation experience in the Washington-Baltimore metro area, including jury trials, arbitrations, mediations and complex motions practice. In addition to his time before a trial court, Ryan has successfully handled multiple cases before the Court of Appeals of Maryland and local zoning authorities.

Results

- Obtained judgment in favor of a real estate investor relating to a failed joint venture to develop over 100 acres of real estate.
- Obtained dismissal of a tortious interference with contract claim brought against a Virginia real estate brokerage relating to the sale of residential property.
- Successfully collected a broker's lien in favor of commercial broker in Loudoun County, Virginia.

- Favorably settled a claim of inverse condemnation of commercial property related to the Purple Line construction in Maryland, after defeating the State's Motion for Summary Judgment.
- Secured reversal of a Maryland Circuit Court judgment finding a commercial tenant was not liable for costs to restore its premises on move-out.
- Obtained a permanent injunction for a property owner, to prevent any further nuisance from their neighbor's unreasonably bright exterior lighting.
- Favorably settled an arbitration proceeding for a client who purchased a small business, but discovered multiple financial discrepancies and asserted an indemnification claim against the seller.
- Prevailed on a Motion to Strike for a claim asserted by an unlicensed home improvement contractor, where the contractor was attempting to proceed under the license of an uninvolved third party.
- Obtained Summary Judgment in favor of the sellers of a home in Loudoun County, where buyers failed to go to closing but refused to release their deposit.
- Represented sellers of residential property and favorably resolved a claim of fraud by the purchaser related to allegedly concealed mold growth.