

# MISSOURI

## SUMMARY JUDGMENT IN FAVOR OF LANDLORD IN \$350,000 PREMISES LIABILITY LAWSUIT



WATTERS WOLF  
BUB HANSMANN

In a lawsuit where a guest of a tenant fell and badly fractured her femur and was making a rock bottom demand of \$350,000, Dan Hunkins and Brad Hansmann successfully defended his client the landlord, convincing the trial court in Cape Girardeau Circuit Court to grant summary judgment on plaintiff's claim. The Plaintiff claimed she slipped while a guest of the tenant in a home owned and leased out by Dan's client because of a dangerous defect in the garage. Since the defendant had leased the entire home and premises to the tenant and turned over control of the premises to the tenant, the Court sustained Dan's motion on the basis that the defendant landlord owed no duty to the either the tenant or the tenant's guest as a result of the alleged defect.



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