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**Balch v. The Bank Of New York Mellon**, Case No. 2D21-566 (Fla. 2d DCA 2022).

A non-party to a case has no right to appeal the final judgment, accordingly, a purported tenant who was not named in a foreclosure action and failed to intervene has no standing to file an appeal.

**West v. City First Mortgage Corp.**, Case No. 3D21-1221 (Fla. 3d DCA 2022).

A trial court does not abuse its discretion when it enters a summary judgment despite the pendency of a motion for leave to file counterclaim based on newly discovered evidence when the motion for leave was filed six minutes before the summary judgment hearing.

**Kapitanov v. Spinnaker Bay at the Waterways Condominium Association, Inc.**, Case No. 3D22-0316 (Fla. 3d DCA 2022).

The Third District has historically affirmed dismissals with prejudice after three attempts to properly state a claim.

**Suntech Plumbing and Mechanical Corp. v. Bella Isla, LLC**, Case Nos. 3D22-1321 & 3D22-1322 (Fla. 3d DCA 2022).

A trial court does not abuse its discretion when, upon a motion to compel arbitration, it dismisses the case without prejudice instead of staying the case.

**Florida Association of Realtors v. Orange County**, Case No. 5D22-2277 (Fla. 5th DCA 2022).

A county seeking to impose a rent-control ordinance must comply with Florida Statute section 125.0103(2) and establish “that such controls are necessary and proper to eliminate an existing housing emergency which is so grave as to constitute a serious menace to the general public.” Moreover, the statute provides that rent controls may not be imposed for longer than one year, and certain types of properties, like second homes, are completely exempted from rent controls.