

1 **IN THE OFFICE OF ADMINISTRATIVE HEARINGS**

2  
3 VINMAR LLC,  
Petitioner,

No. 25F-H013-REL

4 v.  
5 Third Avenue Lofts Unit Owner  
6 Association,  
Respondent.

**ORDER**

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8 On December 19, 2025, Respondent filed a motion to dismiss for failure to  
9 prosecute. Specifically, Respondent's position was that Petitioner's request for an  
10 additional continuance indicated an abandonment of Petitioner's prosecutorial  
11 obligations. In the alternative, Respondent requested that no additional hearing be set  
12 and the proceedings move to written closings.

13 This matter was set for a Status Update, due on December 7, 2025. In the Order  
14 setting that Status Update, "the parties" were advised to inform the Tribunal about how  
15 they wanted to proceed. Petitioner requested additional time, and Respondent did not  
16 submit an Update. In response to the only update provided, additional time was  
17 granted.

18 Based on the content of the Motion, it will also be understood as Status Update  
19 for the January 16, 2026, Status Update deadline, representing Respondent's position  
20 and request for the next steps in these proceedings.

21 **IT IS ORDERED** the Motion to Dismiss is denied.

22 **IT IS ORDERED** the above-entitled matter will be set for an additional hearing  
23 session, which will be accessible remotely and limited to three hours. Each party will be  
24 given one hour to make any supplemental presentation they deem appropriate. Each  
25 party will be given half an hour for closing arguments, which the party may waive in  
26 favor of a written closing, upon request.

27 **IT IS ORDERED** if the parties submit a joint motion indicating that the  
28 supplemental session is not necessary and containing a closing schedule, the  
29 supplemental hearing will be vacated and the schedule will be implemented.

30 Done this day, December 22, 2025.

/s/ Samuel Fox  
Administrative Law Judge

Transmitted by either mail, e-mail, or facsimile to:

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By: OAH Staff

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