



RYAN KENNEDY

PARTNER

Ryan Kennedy is a dedicated partner at Dunlap Bennett & Ludwig, PLLC, focusing his practice on complex commercial and real estate litigation in the state and federal courts of Virginia, Maryland, and the District of Columbia. With a keen understanding of the intricacies of real property law, Mr. Kennedy works closely with clients to navigate a wide range of real estate issues, including construction defects, title disputes, zoning matters, and landlord/tenant cases.

With a commitment to providing practical solutions, Mr. Kennedy advises individuals and entities involved in the real estate business on their contracting practices, litigation risks, and regulatory compliance.

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

Mr. Kennedy 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, Mr. Kennedy 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 Dunlap Bennett & Ludwig, Mr. Kennedy worked 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, Mr. Kennedy has successfully handled multiple cases before the Court of Appeals of Maryland and local zoning authorities.

Throughout his career, Mr. Kennedy has demonstrated a steadfast commitment to serving his clients' needs with efficiency, honesty, and professionalism. His approach emphasizes problem-solving without unnecessary litigation, often guiding clients towards alternative resolutions and averting the uncertainties of the courtroom.

EDUCATION

- University of Baltimore School of Law, J.D.
- University of Maryland Baltimore County (UMBC), B.A. in Political Science and Psychology

CONTACT

Call

703-994-4635

Email

rkennedy@dbllawyers.com

PRACTICE AREAS

Litigation & Disputes

INDUSTRIES

Real Estate

OFFICES

Vienna, VA



ADMISSIONS

- District of Columbia State Courts
- Maryland State Courts
- Virginia State Courts
- U.S. District Court for the District of Maryland
- U.S. District Court for the Eastern District of Virginia

EXPERIENCE

- 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.

PROFESSIONAL ASSOCIATIONS AND MEMBERSHIPS

- Anne Arundel County Bar Association
- Fairfax County Bar Association

