

IN THE DISTRICT COURT OF APPEAL OF THE STATE OF FLORIDA
FIFTH DISTRICT

NOT FINAL UNTIL TIME EXPIRES TO
FILE MOTION FOR REHEARING AND
DISPOSITION THEREOF IF FILED

RONALD B. CHRISTIE,

Appellant,

v.

Case No. 5D20-2010

ELDORADO ESTATES, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, AND
CASSANDRA DAWN BLACK, INDIVIDUALLY,

Appellees.

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Opinion filed September 13, 2021

Appeal from the Circuit Court
for Volusia County,
Randell H. Rowe, III, Judge.

Robert M. Brush and Timothy O. Coyle,
of Brush & Coyle, P.A., Lakeland, for
Appellant.

Derek J. Angell, Joseph D. Tessitore, and
Nicholas J. Mari, of Bell & Roper, P.A.,
Orlando, for Appellee, Eldorado Estates,
LLC.

No Appearance for Other Appellee.

PER CURIAM.

AFFIRMED. See *Olave v. Howard*, 547 So. 2d 349, 350 (Fla. 3d DCA 1989) (“It is well established that unless a landlord has actual knowledge of the vicious nature of a tenant’s dog, or such knowledge can be imputed to the landlord . . . , there is no liability to third persons for injuries caused by the tenant’s dog.” (quoting *Bessent v. Matthews*, 543 So. 2d 438, 439 (Fla. 1st DCA 1989))); *Mayo v. Publix Super Mkts., Inc.*, 686 So. 2d 801, 802 (Fla. 4th DCA 1997) (reiterating “that a party’s internal rule does not itself fix the legal standard of care in a negligence action”).

LAMBERT, C.J., COHEN and SASSO, JJ., concur.