

Philly Motels Will Pay \$17.5M To End Sex Trafficking Claims

By **P.J. D'Annunzio**

Law360 (March 17, 2025, 10:03 AM EDT) -- Three women who sued motels that they alleged allowed them to be trafficked into prostitution as minors have agreed to a \$17.5 million settlement with the owners of a Motel 6, Days Inn and North American Motor Inn in Philadelphia.

The agreement, reached late Thursday, resolves **litigation** in the Philadelphia Court of Common Pleas alleging negligence on the part of the motels for not having sufficient security to stem criminal activity on the properties nor adequately training employees to spot signs of prostitution or sex trafficking.

"It's disturbing, I mean really disturbing that these children are being abused, raped and trafficked at local hotels. Even more upsetting is that these economy or budget hotels continue to fail to properly secure their properties and protect people, especially children, from being assaulted," said Nadeem Bezar of Kline & Specter PC, who represents the plaintiffs.

The settled suits, which contained similar claims, were brought by plaintiffs identified as T.S., B.S. and D.T. in court documents. The cases were brought against Eighty Eight LP, operator of the Motel 6; Ramara Inc., operator of the North American Motor Inn; and 4200 Rose Hospitality and 4200 Roosevelt LLC, operators of the Days Inn.

One complaint, filed on T.S.'s behalf, alleged that two of the motels missed "obvious signs" of sex trafficking on their premises, such as an excess of condoms in rooms, guests renting two rooms next to each other, occupants declining housekeeping services, individuals flashing large amounts of cash, and women displaying physical injuries as well as fear and anxiety, to name a few.

"Instead of hiring qualified security and adoption and enforcement policies against criminal activity, the hotels did nothing and permitted criminal activity to the detriment of our clients," said Emily Marks, Bezar's co-counsel.

Ramara was also hit with a \$24.5 million **arbitration award** in February 2024.

In that case, two women similarly claimed that the motel operator failed to act on signs that rooms were being used for sex trafficking. The women, B.H. and C.A., alleged they were forced into prostitution as minors and were threatened if they did not meet a certain quota of \$2,000 to \$3,000 a day.

The victims were physically abused if they did not meet their quotas, according to court filings. C.A. alleged that she was told her family would be murdered if she didn't cooperate.

In 2023, an arbitrator awarded three other women \$37.5 million in their **sex trafficking lawsuits** against Ramara.

Attorneys for the defendants did not immediately respond to requests for comment.

Eighty Eight LP, 4200 Rose Hospitality and 4200 Roosevelt LLC are represented by Philip Priore, Conrad Benedetto and Susan Keesler of McCormick & Priore PC.

Ramara Inc. is represented by Brad Wanner of Harris Beach Murtha PLLC.

The case is T.S. v. Eighty Eight LP et al , case number 221001208, n the Court of Common Pleas of Philadelphia County, Pennsylvania.

--Editing by Robert Rudinger.