

# Coryn D. Hubbert

Associate

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Coryn is a member of the Professional Liability Department where she focuses her practice on the defense of public entities, police, prison and correctional officers, as well as elected officials in civil rights, employment and land use matters. In addition to the core areas of her practice, Coryn also has experience with general liability, automobile liability, premises and retail liability, and property litigation matters.

Coryn attended Arcadia University, where she graduated *cum laude*, with a Bachelor of Arts in Political Science and Pre-Law. Thereafter, she attended Penn State Dickinson Law, where she graduated *cum laude* with a *juris doctor* and a Certificate in Entrepreneurship Law – Concentration in Intellectual Property and Technology in 2023.

While in law school, Coryn received CALI Excellence for the Future Awards (highest grade) in Insurance Law, Intro to Intellectual Property, Constitutional Law, and Family Law. She also served as a research assistant for the Associate Dean of Academic and Student Affairs and as the Vice President of the Intellectual Property Law Society. Upon graduation, Coryn was inducted into the Woolsack Honor Society for ranking in the top 15% of her class.

## Education

- Penn State Dickinson Law (J.D., *cum laude*, 2023)
- Arcadia University (B.A., *cum laude*, 2018)

## Admissions

- Pennsylvania, 2023
- U.S. District Court Eastern District of Pennsylvania, 2023
- U.S. District Court Middle District of Pennsylvania, 2023

## Practices

- Public Entity & Civil Rights Litigation
- Miscellaneous Professional Liability
- General Liability
- Automobile Liability
- Premises & Retail Liability
- First-Party Property

## Associations & Memberships

- Dauphin County Bar Association
  - Pennsylvania Bar Association
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## Results

### **Summary Judgment Won in a Premises Liability Action**

We obtained summary judgment on behalf of two homeowners in a premises liability action. One of the homeowners called his father, the plaintiff, asking him to come to his house because he was having his roof replaced and had concerns about the work being done. The plaintiff arrived at the home and observed nails and other debris strewn about the entire property. Nonetheless, he entered the property to assess the roofing work and took care to avoid stepping on any nails. As he was leaving the property, he stepped on a nail, which went through his foot. The plaintiff asserted claims of negligence against both homeowners and also attempted to assert that, because his son requested that he come to inspect the roofing work, he was a business invitee rather than a licensee. We argued that the plaintiff was a licensee as he was a social guest who was merely providing advice to his son. They further argued that the homeowners owed no duty to the plaintiff as he knew the nails were strewn about the property and he understood the risk involved in walking there. We also argued that the plaintiff's claim was barred by assumption of risk because as he was aware of the nails on the property and, nonetheless, voluntarily proceeded to walk onto the property. The court agreed and granted summary judgment in favor of the homeowners.

### **Summary Judgment Obtained for a Homeowners' Association**

We secured summary judgment for a homeowners' association. The plaintiff owned an apartment in a planned community and sought to drill a hole through the exterior wall of the building to vent an HVAC unit. The HOA denied his request, and the plaintiff asserted claims of negligence and breach of the duty of good faith and fair dealings, alleging that the HOA treated him unfairly by denying his request. Despite providing numerous photos of other holes through the exterior wall of the building, the plaintiff admitted during his deposition that they did not know whether the HOA had ever permitted another unit owner to drill a hole in the exterior wall. We successfully argued that the plaintiff could not put forth any evidence demonstrating unfair treatment, or that the request had been denied in bad faith.

### **Summary Judgment Obtained in a Pennsylvania Trip-and-Fall Case**

We obtained summary judgment for residential renters in a trip-and-fall case. The plaintiff tripped and fell on a set of porch steps at our clients' home while attending a barbeque, breaking her ankle. She brought claims against the homeowner. The homeowner then joined our clients, asserting claims of negligence and contractual indemnity under the lease agreement. During her deposition, the plaintiff testified that she was familiar with the poor condition of the steps, had spoken with the renters about the steps prior to her

fall, and witnessed two people, an adult and a child, trip on the steps during the same barbeque event. The homeowner also testified at his deposition that it was his responsibility to repair and maintain the subject stairs. We argued that our clients were not required to indemnify the homeowners under the Perri-Ruzzi rule, and that they owed no duty to the plaintiff, a licensee, as she knew of the condition of the steps and the risks involved in using them. The court agreed and dismissed all claims against the clients.

#### **Summary Judgment Secured in Slip and Fall Case**

We obtained summary judgment on behalf of a university in a slip and fall case. The plaintiff, a university student, slipped and fell during an active winter storm as she was walking from one campus building to another. Discovery showed that the plaintiff received an emergency alert from the university warning of potentially icy conditions prior to exiting the building and that freezing rain was still falling as the plaintiff was walking. We argued, and the court agreed, that the university owed no duty to the plaintiff to protect against general slippery conditions or to pretreat sidewalks prior to, during or immediately after the storm.

#### **Summary Judgment Obtained in Case Involving Disgraced Business Owner**

We secured summary judgment and dismissal of nine claims brought by an individual employer against two former employees and their new place of employment. The plaintiff, who owned an insurance business and a tax preparation business, alleged claims of breach of contract, breach of the duty of loyalty, tortious interference, violations of the Pennsylvania Uniform Trade Secrets Act, and other related claims against two former employees, one at-will and one independent contractor, and their new employer. The plaintiff was imprisoned for violations of insurance fraud and barred from continued participation in the business of insurance. While imprisoned, one defendant, an at-will insurance underwriter employee, sent a letter to the business's customers informing them that the plaintiff was no longer legally allowed to participate in the business of insurance. The plaintiff also alleged that the other defendant misappropriated trade secret information by taking a customer list with him to his new employer. We argued that the plaintiff lacked a trade secret interest over the customer list, and that all remaining claims should be dismissed because the statements made in the insurance employee's letter were truthful. The trial judge agreed and dismissed all of the plaintiff's claims against the three defendants, with prejudice.

#### **Defense Verdict Secured in York County Magistrate Court Case**

We obtained a defense verdict in a case involving medical and property damages. While riding a bicycle through a shopping center parking lot, the plaintiff collided with our client, who was driving a vehicle, at an intersection that did not have stop signs. The plaintiff alleged that our client was responsible for his medical damages, as well as property damage to his bike and clothing. At the hearing, we obtained testimony from the plaintiff that his medical bills had been full covered by his health insurance, and that he could not demonstrate that the alleged property damage stemmed from the incident at hand. The judge agreed and granted a defense verdict.

