

IN THE JUSTICE OF THE PEACE COURT OF THE STATE OF DELAWARE
IN AND FOR SUSSEX COUNTY
COURT NO. 17

COURT ADDRESS:
23730 SHORTLY ROAD
GEORGETOWN DE 19947

CIVIL ACTION NO: JP17-14-001728

COLDWELL BANKER RR VS LYNNSEY KNOFSKI ET AL

SYSTEM ID: @2750
COLDWELL BANKER
20184 COASTAL HIGHWAY
REHOBOTH BEACH DE 19971

Submitted: June 9, 2014
Decided: June 9, 2014

Appearances:

Steve Newman as agent for Coldwell Banker Resort Realty pursuant to Supreme Court Rule 57
Lynnsey Knofski and Heather Martin *pro se*

Before:

Blakely, DCM, Comly and Wood, JP

Comly for the Court

NOTICE OF JUDGMENT/ORDER

The Court has entered a judgment or order in the following form:

This is an appeal of a summary possession case pursuant to 25 *Del. C.* §5717(a). Lynnsey Knofski and Heather Martin were the tenant-defendants below and filed this appeal. The Court held a pretrial conference. Coldwell Banker Resort Realty, the landlord-plaintiff below Appellee, amended its demand to \$3,300.00 to include the accrued rent. The tenants admitted that they owed the money. The tenants also admitted that they received a five-day demand notice and that they did not pay the rent demanded within the five days allowed.

There are no disputed facts. Therefore the Court finds for the landlord. Accordingly a judgment in the sum of \$3,300.00 plus \$42.50 court cost is granted to Coldwell Banker Resort Realty and against Lynnsey Knofski and/or Heather Martin. Possession of the rental unit is granted to Coldwell Banker

Resort Realty pursuant to 25 Del. C. § 5702(2). Post judgment interest to accrue at the current legal rate of 5.75% per year.

IT IS SO ORDERED this 09th day of June, 2014



Justice of the Peace/Court Official (SEAL)

NOTICE OF APPEAL RIGHTS

Any party has 15 days starting the day after the judgment is signed by the judge to appeal the judgment of the Justice of the Peace Court to the Court of Common Pleas of the above county. If the judgment involves an action for summary possession in a landlord/tenant case, then either party has 5 business days, starting the day after the judgment is signed by the judge, to appeal the judgment to a three judge panel at the Justice of the Peace Court where the judgment was ordered. You must complete all of the appeal requirements within those periods. To prevent dismissal, the appeal must name all of the parties as they were originally named in the Justice of the Peace Court action. (This applies even if the action was dismissed in the Justice of the Peace Court against one or more of the parties.) Additional information on appeal procedures is found in the attached sheet entitled "Justice of the Peace Courts Civil Post-Judgment Procedures". (J.P. Civ. Form No. 14A) If no appeal is filed, parties may remove all exhibits from the Court no sooner than 16 days and no later than 30 days, from the date of this judgment. If not removed, the Court may dispose of the exhibits without further notice to the parties.

Final Date of Appeal of a Civil Case to the Court of Common Pleas is 15 days from the judgment.

Final Date for Appeal of a Landlord/Tenant case to a 3 Judge Panel is 5 days from the judgment.