

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

CAMILLE STANLEY
Plaintiff Below,
Appellee

VS

SALMAN CHOUDHARY
Defendant Below,
Appellant

§
§
§
§
§
§
§
§
§

C.A. No. JP17-21-001480

TRIAL DE NOVO

Submitted: August 31, 2021

Decided: September 2, 2021

APPEARANCES:

James Sharp, Esquire appeared for Plaintiff
Defendant appeared pro se

William P. Wood, Justice of the Peace
Scott Willey, Justice of the Peace
John Marin, Senior Justice of the Peace

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

CIVIL ACTION NO: JP17-21-001480

CAMILLE STANLEY VS SALMAN CHOUDHARY

ORDER ON TRIAL DE NOVO

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

Defendant appealed this landlord-tenant action for a trial de novo before a three-judge panel. During a pre-trial conference, Defendant acknowledged he had no defense to plaintiff's claim based upon a 60 days' notice of termination. However, he was seeking more time to remain in the rental unit as he has purchased a home, but cannot take occupancy on it until the end of October. Plaintiff engaged in some efforts at settlement with Defendant, but those efforts were unsuccessful. The three-judge panel (Judges Martin, Wood and Willey) unanimously agreed Plaintiff is entitled to holdover damages totaling \$9706.97 and that the Court has no legal authority to stay the Writ of Possession.

Accordingly, Judgment is awarded in favor of Camille Stanley against Salman Choudhary for \$9,706.97 through August 31, 2021, accruing rent of \$106.67 per day until the rental property is vacated, court costs and possession. Post judgment interest shall accrue at the legal rate of 5.25% per annum.

IT IS SO ORDERED 02nd day of September, 2021

/S/ William P. Wood
Justice of the peace
For the three-judge panel



Information on post-judgment procedures for default judgment on Trial De Novo is found in the attached sheet entitled Justice of the Peace Courts Civil Post-Judgment Procedures Three Judge Panel (J.P. Civ. Form No. 14A3J).

VIEW YOUR CASE ONLINE: <https://courtconnect.courts.delaware.gov>