

**JUSTICE OF THE PEACE COURT OF THE STATE OF DELAWARE  
IN AND FOR NEW CASTLE COUNTY  
COURT NO. 13**

WAINWRIGHT-CHANCELLOR, LLC	§	
Plaintiff Below,	§	
Appellee	§	
	§	
VS	§	C.A. No. JP13-23-014751
	§	
	§	
DANNY THOMPSON	§	
REBECCA MORGAN THOMPSON	§	
Defendant Below,		
Appellant		

TRIAL DE NOVO

Submitted: April 9, 2024  
Decided: April 16, 2024

**APPEARANCES:**

Wainwright-Chancellor LLC, Plaintiff, appeared represented by attorney Caren Sydnor  
Danny Thompson, Defendant, appeared Pro se  
Rebecca Morgan Thompson, Defendant, Appeared Pro se

Sean McCormick, Deputy Chief Magistrate, Justice of the Peace  
Peter Burcat, Justice of the Peace  
Gerald Ross III, Justice of the Peace

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**CIVIL ACTION NO: JP13-23-014751**

**WAINWRIGHT CHANCELLOR VS DANNY THOMPSON ET AL**

**ORDER ON TRIAL DE NOVO**

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

A three-judge panel consisting of Deputy Chief Magistrate Sean McCormick and Judges Peter Burcat and Gerald Ross went forth in consideration of the above-captioned matter on April 9, 2024. The case, originally filed on December 8, 2023, claimed a rental debt and as a result sought possession of the unit in question. A single judge heard the matter on March 6, 2024. In her judgment dated March 13, 2024 she held that a rental debt in the amount of \$4, 519.18 did exist and therefore awarded a judgment in that amount plus the costs of filing and possession to the landlord. At the time of that hearing the Defendants claimed that they had made additional payments that were not reflected on the Plaintiff's ledger but were unable to evidence them. It was from that decision that the Defendants timely appealed. So as to stay eviction pending the appeal, a bond in the amount of \$4,519.00 was required. The bond was never posted.

At the time of the appeal it was learned that, due to the lack of a bond, the eviction had taken place approximately two hours before the appeal was to be heard. After reviewing the Plaintiff's documentation regarding the rental claim, the Defendants found themselves in the same position as before – they claimed they had made payments that were not reflected in the ledger but because they were in the process of moving to a new unit the receipts were packed away and thus not available as evidence. Since no Defense was offered to the rental claim, the judgement of the court below was simply affirmed.

IT IS SO ORDERED 16th day of April, 2024

/s/ Sean McCormick

DEPUTY CHIEF MAGISTRATE  
ON BEHALF OF THREE JUDGES



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>