

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

REYBOLD VENTURE GROUP VIII TH1 T/A ST  
ANDREWS

Plaintiff Below,  
Appellee

VS

CHARLES NORRIS

Defendant Below,  
Appellant

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C.A. No. JP13-24-009933

TRIAL DE NOVO

Submitted: January 13, 2025

Decided: February 5, 2025

**APPEARANCES:**

Reybold Venture Group VIII TH1 T/A ST, Plaintiff/Appellee, appeared represented by Form 50 agent  
Valerie Sharp

Charles Norris, Defendant/Appellant, appeared Pro se

Sean McCormick, Deputy Chief Magistrate

Peter Burcat, Justice of the Peace

Susan Goldsman, Justice of the Peace

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6CF14A3J (3/1/19)

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

**CIVIL ACTION NO: JP13-24-009933**

**REYBLD VENT GRP VIII TH1-A VS CHARLES NORRIS ET AL**

**ORDER ON TRIAL DE NOVO**

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

On January 13, 2025 a three-judge panel consisting of Deputy Chief Magistrate Sean McCormick and Judges Peter Burcat and Susan Goldsman went forth in the above-referenced matter. Present for the Plaintiff was form 50 Agent Valerie Sharp; Of the three named Defendants only Appellant Charles Norris was present. Accordingly, the default judgment against Tanya Lowery and the Judgement against Mason Lowery put in place by the court below remained withstanding. Mr. Norris advised the panel that the reason he had withheld the rent in full was because he believed he was being poisoned by toxic mold found within the property. He intended to file a claim in a court with a higher monetary jurisdiction and accordingly was not seeking a counter-claim from the panel. Rather, he advised that he would present the mold issue as a defense and justification for his non-payment of rent. He further advised that, although he had never turned in the keys, he and the Lowerys were entirely out of the unit and did not wish to retain possession of it.

The panel then took testimony from Ms. Sharp, who supplied a 5-day letter, proof of mailing, a ledger to support the rental debt claim as well as the lease upon which the relationship was built between the parties. All of the exhibits were sufficient for their purpose. Thereafter, Mr. Norris attempted to supply the panel with a series of medical or scientific reports. One was medical in nature – in which Norris claimed established the presence of mold and toxins within his body; another discussed the presence of mold and toxins supposedly found within air samples taken from various locations within the unit. Yet another was a generic report describing what medical issues exposure to molds could cause. The reports and tests were dated at about the same time the litigation ensued – July of 2024. The problem with the documents was that all voiced a level of expertise that Mr. Norris did not possess. The panel held that, without expert witnesses to establish the scientific meanings of the tests and reports, they must be disallowed as hearsay.

Since there was no evidence to the contrary, a judgment was then awarded to Reybold Venture Group VIII TH1-A and against Charles Norris in the amount of \$18,225.18 (including \$517.89 in allowable utilities) cost of filing in the amount of \$103.75, Per Diem rent ongoing at the rate of \$79.07, Interest on the debt and possession all to the Plaintiff.

IT IS SO ORDERED 05th day of February, 2025

/s/ Sean McCormick  
Deputy Chief Magistrate  
On Behalf of 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).

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