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

SEVERN MANAGEMENT COMPANY Plaintiff Below,	§ § § §	
VS	§ § §	C.A. No. JP17-26-002992
SHAWNTASIA TRIPP Defendant Below,	§ §	

TRIAL DE NOVO

Submitted: October 28, 2026
Decided: October 28, 2026

APPEARANCES:
Nicole M. Faries, Esq. for Plaintiff
Defendant, Pro Se

Judge Wood, Justice of the Peace
Judge Willey, Justice of the Peace
Judge T. Davis, Justice of the Peace

Judges Wood and Willey reporting for the Court

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

CIVIL ACTION NO: JP17-26-002992

SEVERN MANAGEMENT COMPANY V SHAWNTASIA TRIPP

ORDER ON TRIAL DE NOVO

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

FINAL ORDER

This summary possession action was heard as a trial de novo on October 7, 2026 by a three-judge panel. The Court bifurcated the trial into two parts- the nonpayment of rent and the rules violations. The panel issued its ruling on the nonpayment of rent on October 9, 2026 finding for the Plaintiff. The Court determined a good faith dispute had occurred and ruled accordingly. The Court also determined the case is eligible under the Right of Redemption allowing for payment of rent in full until the time of eviction. The following is the Court's decision regarding the rules violation.

Decision was reserved on the rules violation to consider Defendant's motion to quash any testimony related to the criminal charges against her as she averred that the charges had been dismissed on the merits. Upon review of the party's briefs, the panel finds that the dismissal was not on the merits and that testimony regarding those allegations can be considered. After carefully considering the testimony and the evidence submitted the Panel finds that Plaintiff did not prove its case by a preponderance of the evidence as to the rules violations. Much of the video evidence presented contradicted Plaintiff's witnesses. In addition, Plaintiff avers that Defendant caused interference with the quiet enjoyment of the community, yet the only member of the community to testify defied that assertion and confirmed Defendant's testimony that it was Plaintiff's agents that caused the disturbance on the day her apartment was being inspected.

Accordingly, the matter involving rules violations, judgment is awarded in favor of the Defendant and against Plaintiff.

NOTE: The order on the nonpayment of rent issued on October 9, 2026 remains in full force and effect. The Court will issue a writ of possession to Severn Management Company.

IT IS SO ORDERED 28th day of October, 2026

/S/ SCOTT WILLEY **(SEAL)**
/S/ WILLIAM P. WOOD
Justice of the Peace

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).