

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: JP17-12-003994

G LAWRENCE ADAMS VS LORI A BROWN

SYSTEM ID: @2382648  
G LAWRENCE ADAMS  
PO BOX 88  
LEWES DE 19958

All parties appeared pro se.

NOTICE OF JUDGMENT/ORDER

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

The parties to this action appeared before this three judge panel for an appeal of their landlord-tenant case. The facts of the case are undisputed. The issue before the Court is whether Plaintiff's May 29, 2012 60 day notice is sufficient grounds to grant him possession of the rental property.

25 Del. C. § 5106 (d) states "where the term of the rental agreement is month-to month, the landlord or tenant may terminate the rental agreement by giving the other party a minimum of 60 days' written notice, which 60-day period shall begin on the first day of the month following the day of actual notice." In the case at bar there is no dispute that the rental agreement is month-to-month. It is also undisputed that Defendant received the May 29 notice. The landlord-tenant code does not require either party giving a 60-day notice of termination to give cause.

Accordingly Plaintiff is entitled to possession of the rental property. Judgment is hereby awarded G. Lawrence Adams against Lori A. Brown for possession of the rental property at 112 S. Spinnaker Lane, Milton, De 19968.

IT IS SO ORDERED this 18th day of September, 2012

*William P. Wood-CAB* (SEAL)

Justice of the Peace/Court Office  
For the Panel Wood, Blakely, and Adams



## 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.