

FORM 4

STATE OF SOUTH CAROLINA  
COUNTY OF Spartanburg  
IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE  
CASE NO. 2026CP4200934

Shanda Tate  
PLAINTIFF(S)

The Grove Apartments  
DEFENDANT(S)

DISPOSITION TYPE (CHECK ONE)

- JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.
- ACTION DISMISSED (CHECK REASON):**  Rule 12(b), SCRPC;  Rule 41(a), SCRPC (Vol. Nonsuit);  Rule 43(k), SCRPC (Settled);  
 Other
- ACTION STRICKEN (CHECK REASON):**  Rule 40(j), SCRPC;  Bankruptcy;  
 Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award;  
 Other
- STAYED DUE TO BANKRUPTCY**
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**  
 Affirmed;  Reversed;  Remanded;  
 Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED:  See attached order (formal order to follow)  Statement of Judgment by the Court:

This matter was before the Court on April 24, 2026 on appeal from the magistrate's court. Appellant Shanda Tate appeared pro se and Kasey Fowler, Esq. appeared for Respondent The Grove Apartments.  
  
See below.

ORDER INFORMATION

This order  ends  does not end the case.  See Page 2 for additional information.

For Clerk of Court Office Use Only

This judgment was electronically entered by the Clerk of Court as reflected on the Electronic Time Stamp, and a copy mailed first class to any party not proceeding in the Electronic Filing System on 04/30/2026 .

Shanda Tate for Shanda Tate  
Shanda Tate for Shanda Tate

**RECEIVED**  
**May 14 2026**  
**SC Court of Appeals**

NAMES OF TRADITIONAL FILERS SERVED BY MAIL

## Court Reporter:

**E-Filing Note:** The date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgment to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRPC.

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This appeal arises out of a Writ of Ejectment. The magistrate's court conducted a rule to vacate or show cause hearing on February 23, 2026. The magistrate's court found in favor of the landlord The Grove Apartments. Appellant filed this appeal stating "I was blocked out of my residential portal to pay my rent. Every month to month my rent change. I never know how much my rent will be each month. I was blocked out of my portal because I made an environmental complaint about a water leak and mold."

## STANDARD OF REVIEW

"The appeal shall be heard by the court upon all the papers in the case...without the examination of witnesses in court. The appeal shall be heard on the original papers and no copy thereof need be furnished for the use of the court." S.C. Code Ann. §18-7-130.

"Upon hearing the appeal the appellate court shall give judgment according to the justice of the case, without regard to technical errors and defects which do not affect the merits. In giving judgment the court may affirm or reverse the judgment of the court below, in whole or in part, as to any or all the parties and for errors of law or fact." S.C. Code Ann. §18-7-170.

## FINDINGS

The Court has reviewed the record before it, including the Appellant's Notice of Appeal and the Magistrate's Return.

At the hearing, Appellant argued that her rent varied from month to month and that a January rent payment was returned to her account. Respondent argued that Appellant was delinquent in January and that tenants pay a base rent, with any fluctuations attributable to additional monthly utilities. The Court finds no reversible errors on the part of the magistrate, and the judgment of the magistrate court is **AFFIRMED**.



Spartanburg Common Pleas

**Case Caption:** Shanda Tate VS The Grove Apartments

**Case Number:** 2026CP4200934

**Type:** Order/Electronic Form 4

IT IS SO ORDERED!

s/ J. Derham Cole, Jr. 2789