

Case: 2026-001070

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May 22 2026

SC Court of Appeals

Shanda Tate VS Sreit Grove Veridian LLC, Dba The Grove Apartments
Case: 2026-001070

I, Shanda Tate, are requesting a motion to stay and reconsideratio. Our lease was for one year, not month to month. The month of January she cancelled our payment. Erica Estes blocked me out of the rent portal from making future payments after she cancelled January rent payment. I paid my February, March, and April rent \$1,174 to the Magistrate Office, because Erica Estes told me I was not allowed in the rent office because of my complaint about mold and water leaks. The Grove Apartments told me the only way I can pay my rent was through the online portal built or flex. When I got the Voda restoration and cleaning service to check for mold and leaks in my apartment, it was confirmed. I sent The Grove Apartments a certified letter on 12-23-2025 about the mold after Voda restoration cleaning service went to have a conversation with them on 12-18-2025. On 02-10 -2025, I went to the office and handed Erica Estes a copy and emailed of the mold test. The Grove Apartments lied to Circuit Court J.Derham Cole Jr, stating they didn't know anything about the mold. I never received a 5 day notice in January, Judge Quenton Woods gave them a chance to prepare ,that The Grove Apartments presented it to during the hearing in civil court hearing. The eviction did not have Kasey Fowler Esq appear for Respondent The Grove Apartments, It was supposed to have been Jessica Lineberry. The Grove Apartments do not have meters on the individual units and they charge whatever they want too. I do not use the pool, fitness center, or laundry room. I have my own renters insurance. The Grove Apartments also charged me for something I had repaired in my apartment. Judge Q. Wood stated in our civil case hearing, that a landlord does not have to take your rent money if they do not want to, but we are in a lease. They need to clear the eviction of Bernard Logan and I rental history. The Grove Apartments made up a false lease and presented it to The Judges. Bernard Logan and I would like for The Court of appeals to request a copy of the lease that was presented to The Judges. I would like for The Courts of Appeal to know that I have ordered the entire transcript for this case. Section 27-40-310 states that landlords and tenants in a rental agreement that are not prohibited by law including rent and term of the agreement. Once both parties sign , this creates a legally binding concontract. A landlord cannot unilaterally change the agreement (the first year) because doing so breaks the lease.

Section 27-40-6010
which outline tenant Remedies for landlord Noncompliance
with Rental Agreement.

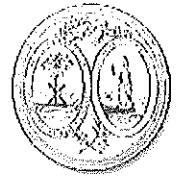
Thank you

Shanda Tate

5-22-2026



South Carolina
DEPARTMENT OF CONSUMER AFFAIRS



PO Box 5757 | 293 Greystone Blvd, Suite 400 Columbia SC 29250-5757
Phone: 800-922-1594 | Fax: 803-734-4286 | consumer.sc.gov

2026-001070

TO: The Grove Apartments
FROM: Consumer Services Division
DATE: April 3, 2026
RE: Online Complaint System Sign-Up Instructions

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Enclosed is a complaint that the South Carolina Department of Consumer Affairs (SCDCA) received concerning your business. For your convenience, SCDCA has an online complaint system where you may respond to complaints. We encourage you to use this system. It will be easier and quicker for you to respond to complaints, check the status of complaints, and correspond with your assigned analyst.

Use the instructions below to sign up:

1. Go to consumer.sc.gov
2. On the Home page, click on "Business Resources/Laws"
3. Click on "Respond To A Complaint"
4. Click on **register for an account**
5. Enter your "Business ID" and the "Complaint Number"



Business ID: B25-01988
Complaint Number: C26-02125

6. You will then be prompted to enter your preferred contact information to create a username and password. **Once you have created your log in information it will be submitted with your new username and password for approval within one (1) business day.**

You will be notified via email that the account has been approved, and you can sign in and access your newly created account. You cannot sign into the account until it is approved. PLEASE DO NOT SUBMIT DUPLICATE REQUEST.

If for any reason we are unable to approve the account we will contact you via the phone number provided and send an email regarding the denial. We will make every effort to resolve any problems to approve your request.

If you do not wish to use this system, you can file your response using the enclosed Business Response form.

Your attention to this matter is appreciated. With either method, we request a response within twenty days.

Best Regards,
William Weaver
Complaint Analyst
(803) 734-4224

2026-001070

Consumer Complaint Admin

Business Name The Grove Apartments

Complaint ID C26-02125

Complaint Summary

Filed by DCA Admin

Yes

Is Complaint DCA Issue?

No

Days Open

1

Date Filed

4/2/2026

Date Assigned

4/3/2026

Analyst

William Weaver

Date Closed

None

Activity Status

Active

Complaint Category

AP05 Rental - Apartment/House

Summary

Consumer seek assistance regarding a mold issue that have been reported but not resolved properly. Consumer want the issue resolved with the proper treatment and cease the eviction process.

Resolution

Refund

0.00

Additional Notes

Complaint Decline Reason

Business Response Decline Reason

Date Sent to Business

Business Response Date

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Consumer Filing

User Name	
Name	Shanda Tate
Address	204 Arrow Wood Rd Apt 102 Spartanburg, SC 29301
Phone	864.325.9193
Fax	
Email	
Preferred Contact Method	Mail
Consumer Age Range	
Referral Source	Not Sure
Other Filings	
Complaint is involved in court case	No
Attorney is handling complaint	No
Date of Incident	12/4/2025
Date Complained to Company	12/4/2025
Explanation of Complaint	SEE ATTACHED
Business Response (At time of incident)	SEE ATTACHED
Desired Response	SEE ATTACHED

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Supporting Documents

TateS-SREITGroveVeridianLLC.pdf

Upload Attachment

Business Information

Business Username

gcollins

Business Name

The Grove Apartments

Business Type

Location

Business ID

B25-01988

Email

gcollins@bwpf-law.com

Contact Address

1850 E Third Street Suite 100
Charlotte, NC 28204

Physical Address

Attn: Property Management Office 315 Birchrun Drive
Spartanburg, SC 29301

Phone

704.288.0562

Fax

None

Website

Business Response

Business hasn't responded yet.

Supporting Documents

None

Upload Attachment

DCA Regulated Business

No

Additional Notes

BUSINESS PORTAL ACCESS APPROVED 11/7/25 KAG Erica.Estes@highmarkres.com

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