

RECEIVED

RECEIVED

AUG 06 2026

AUG 06 2026

S.C. SUPREME COURT

SC Court of Appeals

BEFORE THE SUPREME COURT ("S Ct") OF SOUTH CAROLINA ("SC")
AND the South Carolina Court of Appeals

Marie-Therese Assa'ad Faltas v. State of South Carolina

Appellate Case No. 2023-000383

In the Matter of Marie Assa'ad Faltas, Respondent,

Appellate Case No. 2021-000815

In the Matter of Marie Assa'ad Faltas, Respondent,

Appellate Case No. 2013-000862

Also Please file in Appellate Cases Nos. 2026-001241, 001246, and 001573

EXTREME EMERGENCY MOTIONS TO CLARIFY, TO MAKE THE COMPLETE RECORD PUBLIC, AND TO REOPEN IN LIGHT OF NEW EVIDENCE, NEW LAW, NEW NATIONALLY-REPORTED EVENTS AND DECISIONS, AND NEW COMPOSITION OF THIS COURT, ALL AGAINST MISREADINGS OF THIS COURT'S ORDERS WHICH THREATEN THE INTEGRITY OF SC's JUDICIAL SYSTEM and Dr. Assa'ad-Faltas' physical life.

Marie Assa'ad-Faltas, MD, MPH, *pro se* takes this Court at its own words in the 27 September 2017 ORDER in 2013-000862, p 1 and pp 3-4, respectively with emphasis added:

[I]t is also the duty of this court to protect the right of all persons, including [Dr. Marie Assa'ad-Faltas] to *meaningful* access the courts of this state.

[Dr. Marie Assa'ad-Faltas] is advised that she is not precluded from addressing any non-frivolous grievances she may have (as a plaintiff) in the courts of this State, assuming she is represented by an attorney licensed in South Carolina.

and in the 1 February 2022 ORDER in 2021-000815, pp 2-3, with citations omitted:

(3) [Dr. Assa'ad-Faltas'] motion for jury trial is denied. Historically, there is no right to a jury trial for criminal contempt in South Carolina. The Supreme Court of the United States, however, has held that there is a Sixth Amendment right to a jury trial if the offense is a serious offense as opposed to a petty offense. ... "[T]hose carrying a sentence of six months or less are petty crimes." Since this Court does not intend to impose a sentence in excess of six months even if we were to find [Dr. Assa'ad-Faltas] guilty of some or all of the alleged acts of contempt, no serious offense is involved.

and in the 10 June 2022 ORDER in 2021-000815, on the penultimate unnumbered page:

As an additional element of [Dr. Assa'ad-Faltas'] sentence for contempt, we prohibit [Dr. Assa'ad-Faltas] from filing any document in any form in any court of the Unified Judicial System of South Carolina except in the following limited [three] instances.

But several clerks, several members of SC's Office of Court Administration, and SC's Court of Appeals' Chief Judge misread that "element of sentence" as *permanent*. **An offense cannot be simultaneously so petty as to dispense with jury trial yet so serious as to impose a life sentence of no access to courts and even an *effective biological death sentence*.**

SC's cases may be realistically divided as before or after the Alex-Murdaugh/Becky-Hill events which exposed clerks' and other non-seated non-jurists' to *clandestinely* supplant/usurp the authority of judges and juries and procure, at least initially, a result harmful to a disfavored person. This Court reversed Murdaugh's murder convictions; but it cannot reverse Marie Assa'ad-Faltas, MD, MPH's death or severe health damage resulting from a premature set out in this extreme heat and/or from her having to walk in the elements to hand-deliver papers for filing.

"Meaningful" means at the right time and of the right measure to prevent undue harm.

page 1 of 3 exclusive of any attachment(s) and of incorporation by reference of all matter available for judicial notice

Relief is meaningless if it would be ordered after Dr. Assa'ad-Faltas's death or after the wanton destruction of her papers and effects in a premature set out ordered by a previously-publicly-reprimanded magistrate in complicity with hostile clerks of court and court administrators who "behind [office] doors" are "busy" interpreting the 10 June 2022 ORDER as a permanent sentence.

Three, i.e., the majority of signatories to the 10 June 2022 ORDER in 2021-000815 are no longer even sitting judges at any level of SC's Unified Judicial System. And D. Craig Brown, the clear instigator of this whole 2021-000815 contempt episode resigned his seat prematurely after having received "an offer [he] could not refuse."

Respect for since-installed SC Associate Justices Hill and Verdin requires reopening the above cases, specially in light of what was revealed in the screenings of the late SC Circuit Judge Michael Holt, of the loveable SC Circuit Judge McCaslin, fka Chapman, and of other judicial candidates before South Carolina's Judicial Merit Selection Commission ("SC JMSC") in the past decade.

More in sorrow than anger, Dr. Assa'ad-Faltas summarizes then-candidate Holt's testimony: he was against mediation in family courts because it deprived lawyers of trial income until he realized that part of such income would be shifted to lawyers hearing mediations. SC JMSC hearings revealed that now-Senior U.S. District Judge Anderson *basically* ordered former U.S. Attorney Pete Strom to hire as an unneeded clerk Ms. Debra Rulova in gratitude for her aid in getting federal judges confirmed through the late U.S. Senator Strom Thurmond's office and that then-new-solo-criminal-defense-practitioner Debra Chapman "held court" at a Five-Points bar, The Salty Nut, where judges, prosecutors, and defense lawyers socialized after hours and perhaps made deals.

This does not disparage Judges McCaslin and Anderson, but invites this Court to acknowledge the reality of much gossip and information being exchanged *ex parte* and that Dr. Assa'ad-Faltas, a total outsider to this system, was likely or possibly maligned in similar gatherings of lawyers and judges which resulted in gossip being taken as fact.

Respect for Justices Hill and Verdin, and for the new SC Associate Justice soon to be, God willing, installed, requires reopening the above cases, re-examining them **on the actual record**, not on gossip and mysterious "reports," **and keeping Dr. Assa'ad-Faltas alive until due process is had.**

And enforcement of candor to all tribunals requires dismissal (without prejudice if need be) of the application for eviction underlying 2026-001573 wherein a lawyer *swore to the magistrate* that Dr. Assa'ad-Faltas "refused to pay her September 2025 rent when due or demanded" **when the documented truth is the factual opposite:** Dr. Assa'ad-Faltas *timely* tendered her *full* September 2025 rent **but the landlord refused to accept it to contrive a ground for eviction.**

Even if the swearing lawyer had not advised such fraudulent conduct by his client-landlord, that lawyer should have done sufficient factual research before filing. **Now the magistrate, advised by SC Court Administration, refuses to accept Dr. Assa'ad-Faltas' timely-tendered August 2026 full rent bond to contrive grounds to dissolve the bond, dismiss the appeal, prematurely set Dr. Assa'ad-Faltas out of her 12-year home, and likely cause her death in the process.**

The other fraud the swearing lawyer used for the application for eviction was that an August 2023 to "31 August 2024" lease between his landlord-client and Dr. Assa'ad-Faltas had expired when no such lease existed **or could have existed because the swearing lawyer's landlord-client did not even operate in SC on those dates.** Dr. Assa'ad-Faltas was occupying #155 at Austin Woods, now renamed Colonial Pointe, by force of a bond signed and renewed by none other than then-Richland-County Magistrate, now SC Circuit Judge Daniel Coble. **Jealousy of public confidence in the judiciary requires recusal of a circuit judge from a matter on which he had previously opined in another capacity: is the fair market value of the rent to be determined by a properly instructed jury or solely by the landlord's demanded amount?**

Effectuating the intent of SC's Legislature "to improve the quality of housing" requires a jury trial on Dr. Assa'ad-Faltas' *prima facie* proof of retaliatory conduct by the landlord.

SC Magistrate Court Rule 3 provides *in toto*:

COMPUTATION OF TIME PERIODS

In computing any period of time prescribed or allowed by these rules, by order of the court, or by any applicable statute, the day of the act, event, or default after which the designated period begins to run is not to be included. The last day of the period so computed is to be included in the period unless it is not a working day, in which event the period runs until the end of the next day which is a working day. When the period of time prescribed or allowed is less than seven days, Saturdays, Sundays, and holidays shall be excluded in the computation. A half holiday shall be construed as a working day.

The original of this money order must be accepted by Friday, 7 August 2026, to keep the bond.

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW FOR ADDITIONAL SECURITY FEATURES SEE BACK

0088374 11/04 12/10/8

PERSONAL MONEY ORDER 6837407787

Number: 0088374 Name: ASSA'AD-FALTAS, M.D. 684780

Pay to the order of: GREEN ALPHA PROPERTY DBA COLONIAL POINTE APARTMENTS

July 29, 2026

Seven Hundred and 00/100 -US Dollars **\$700.00**

Payee Address: RENT BOND UNIT 155 AUGUST 2026

WELLS FARGO BANK, N.A. 6700 GAINWICK FERRY RD COLUMBIA, SC 29206

FOR AUTOMATED CHECK VERIFICATION CALL (800) 394-3122

Paid under protest Case #2025 CV4010601370

Signature: [Signature]

Security Features Included. Details on Back.

* 6837407787 * 12100021814915 7939900 *

"Meaningfull" means in due time, before it is too late.

Effecting SC's Legislature's intent means heeding Richland County Magistrate Wofford-Kanwat's finding that Green Alpha dba Colonial Pointe caused/tolerated mice infestations and other health and safety hazards in Colonial Pointe and that **reduced the fair rental market value by half**.

And as if it needed to be said, equal protection for Dr. Assa'ad-Faltas means treating her like all similarly-situated litigants, not requiring her to hire a lawyer when she cannot afford one and all lawyers are biased against her by "The Salty Nut"-type of gossip which this Court took as truth,

Dr. Assa'ad-Faltas, even at her age and illness, has much good to offer if she were not unfairly discredited and *physically* degraded by onerous access limitations not imposed on others,

Sincerely submitted on 6 August 2026 and served the same day by postage-prepaid first-class U.S. mail properly-addressed to each of Jason Hunter, Donald Zelenka, and Alice Price Adams.

Marie-Thérèse Assa'ad-Faltas, MD, MPH, Plaintiff/Appellant and Respondent-Petitioner, all *pro se*
P.O. Box 9115, Columbia, SC 29290 Phone: (803) 783-4536
e-mail: Marie_Faltas@hotmail.com Cell: (330) 332-4164

RECEIVED

AUG 06 2026

SC Court of Appeals

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

2017CV4010600715
CIVIL CASE NUMBER
MAGISTRATE'S COURT

BOND TO STAY EXECUTION
ON APPEAL

Austin Woods Apartments
7648 Garners Ferry Road
Columbia, SC 29209
(803) 783-4973

LANDLORD

Vs

Maric Assa'ad Faltas
7648 Garners Ferry Road - #155
Columbia, SC 29209

TENANT(S)

TO: Circuit Court

Now comes the Tenant(s) in the above entitled action and respectfully shows the Court that a Judgment of Execution was issued against the Tenant(s) and for the Landlord on February 8, 2018, by the Magistrate. Tenant has appealed the Judgment to the Circuit Court.

Pursuant to the findings of the Magistrate, the Tenant(s) is obligated to pay rent in the amount of \$700.00 per month, due on the 1st day of each month. Effective June 2021, payments shall be made out to HAMR BORROWER 3 LLC.

Tenant hereby undertakes to pay the periodic rent hereinafter due according to the aforesaid findings of the Court and moves the Circuit Court to stay execution on the Judgment for Ejectment until this matter is heard on appeal and decided by the Circuit Court.

Dated on June 7, 2021:

Tenant

Upon execution of the above bond, execution on the Judgment of Ejectment is hereby stayed until the action is heard on appeal and decided by the Circuit Court. If Tenant fails to make any rental payment within five days of the due date, upon application of the Landlord, the stay of execution shall dissolve, the appeal by the Tenant to the Circuit Court on issues dealing with possession must be dismissed and the Sheriff may dispossess the Tenant.

Dated on June 7, 2021.

JUDGE DANIEL M. COBLE

Central Court
2500 Decker Boulevard
Post Office Box 192
Columbia, SC 29206
Phone: (803) 576-2300
Fax: (803) 576-2326

RECEIVED

AUG 06 2026

SC Court of Appeals

RECEIVED

AUG 06 2026

S.C. SUPREME COURT

RECEIVED

AUG 06 2026

SC Court of Appeals

The Supreme Court of South Carolina

In the Matter of Marie Assa'ad Faltas, Respondent.

Appellate Case No. 2021-000815

RECEIVED

AUG 06 2026

SC SUPREME COURT

ORDER

Respondent was served on January 25, 2022, with an order and Rule to Show Cause (RTSC). Respondent was given, through detailed instructions, ten days from the date of service to notify the Clerk of this Court of her desire for appointed counsel. To date, Respondent has not notified the Court of her desire for appointed counsel or if she wishes to proceed pro se.¹ Nevertheless, Respondent has emailed numerous submissions to the Court. These email submissions are in direct violation of the September 27, 2017 Order of this Court. Although Respondent has been enjoined from contacting the Court by email, and repeatedly admonished to refrain from doing so, the Court elects to dispose of the current emailed submissions.

As best we can discern, Respondent has filed the following motions: (1) Dismiss for lack of jurisdiction; (2) revoke assignment of the Attorney General; (3) Request trial by jury; (4) Recusal of the four Justices who signed the Order and RTSC; (5) Ruling for a substitute Supreme Court that a Rule to Show Cause Unconstitutionally Shifts the burden of proof to a criminal defendant; (6) Certification to the Supreme Court of the United States; (7) and motion captioned "Respondent's Emergency MOTION for *THRESHOLD* Disclosures re 29 July 2021 Hearing and for Transfer of Marion Oneida Hanna's Two Self-Published so-called-Novels from SC Circuit Judge Brown's Possession to this Court as Evidence in this Case."

We dispose of the motions as follows.

¹ We reiterate this Court's warning in the Order and RTSC: "Respondent is warned that there are serious dangers and disadvantages to self-representation in a criminal matter. . . ."

1-4 pages

(1) The motion to dismiss for lack of jurisdiction is denied, for a court has jurisdiction to enforce its orders. *See Gompers v. Buck's Stove & Range Co.*, 221 U.S. 418, 450 (1911) ("There could be no more important duty than to render such a decree as would serve to vindicate the jurisdiction and authority of courts to enforce orders and to punish acts of disobedience. . . . [T]he power of courts to punish for contempt[] is a necessary and integral part of the independence of the judiciary, and is absolutely essential to the performance of the duties imposed on them by law."); *Curlee v. Howle*, 277 S.C. 377, 382, 287 S.E.2d 915, 917 (1982) ("The power to punish for contempt is inherent in all courts. Its existence is essential to the preservation of order in judicial proceedings, and to the enforcement of the judgments, orders and writs of the courts, and consequently to the due administration of justice.").²

(2) The motion to revoke the assignment of the Attorney General is denied as Respondent has established no basis for doing so.

(3) The motion for a jury trial is denied. Historically, there is no right to a jury trial for criminal contempt in South Carolina. The Supreme Court of the United States, however, has held that there is a Sixth Amendment right to a jury trial if the contempt is a serious offense as opposed to a petty offense. It has "established a fixed dividing line between petty and serious offenses: those crimes carrying a sentence of more than six months are serious crimes and those carrying a sentence of six months or less are petty crimes." *Codispoti v. Pennsylvania*, 418 U.S. 506, 512 (1974).

In South Carolina, the Legislature has not set a maximum sentence for those held in criminal contempt of this Court. In this situation, "when the legislature has not expressed a judgment as to the seriousness of an offense by fixing a maximum penalty which may be imposed, we are to look to the penalty actually imposed as the best evidence of the seriousness of the offense." *Bloom v. Illinois*, 391 U.S. 194, 211 (1968). Since this Court does not intend to impose a sentence in excess

² To the extent Respondent argues this Court lacks of jurisdiction because the appellate case number assigned to this contempt matter was opened prior to the issuance of the Order and RTSC, this argument is completely frivolous. The fact that an appellate case was opened as this Court began to consider if a RTSC would be issued in no way affects this Court's jurisdiction. A proper RTSC for Contempt has been issued based on affidavits, and this is all that is required.

of six months even if we were to ultimately find her guilty of some or all of the alleged acts of contempt, no serious offense is involved.

(4) The motion to recuse the Justices of this Court is denied.

(5) The motion concerning a "substitute Supreme Court" and unconstitutional burden shifting is denied. We, however, acknowledge settled law that in a criminal contempt proceeding, the State has the burden of proving the guilt of the defendant beyond a reasonable doubt. *State v. Bowers*, 270 S.C. 124, 131, 241 S.E.2d 409, 412 (1978).

(6) The motion for "certification" to the Supreme Court of the United States is denied.

(7) Motion seven, noted above, is incomprehensible and is denied.

Concerning the latter purported motion, it appears Respondent is attempting to inject irrelevant matters into these proceedings. We caution Respondent that the sole issue before the Court is her compliance, or lack of compliance, with the orders of this Court concerning the manner and method of her communications and filings with this Court. Email communications are expressly forbidden, even when Respondent is proceeding pro se. We once again remind Respondent that even when pro se filing is permitted, the "filing shall be made in writing and shall either be hand-delivered or mailed by United States Mail to the clerk of court.

Respondent shall not send filings to the clerk by fax, e-mail, or any other form of electronic communication." *In re Assa'ad-Faltas*, S.C. Sup. Ct. Order dated September 27, 2017.³ Accordingly, should Respondent persist in violating this Court's orders and continue emailing submissions to the Court through the Clerk of this Court, we order the Clerk of Court to refuse such submissions for filing.

IT IS SO ORDERED.

³ Respondent is further reminded that service on the Attorney General shall be made by delivery or by depositing a copy of the filing in the U.S. mail. Rule 262, SCACR. Although this Court's August 25, 2021 Order RE: Methods of Electronic Filing and Service Under Rule 262 of the South Carolina Appellate Court Rules allows for electronic service by lawyers admitted to practice law in South Carolina, the Order does not permit Respondent, a pro se party, to serve filings by e-mail.

John K. Kittling A.C.J.
Kaye L. Beam J.
John Cannon Jr J.
Beatty, C.J. J.

Beatty, C.J., not participating.

Columbia, South Carolina

February 1, 2022

cc: Donald J. Zelenka, Esquire
Dr. Marie Assa'ad Faltas

RECEIVED

AUG 06 2026

The Supreme Court of South Carolina SC Court of Appeals

In re: Marie-Therese Assa'ad-Faltas, MD., MPH,
Petitioner.

Appellate Case No. 2015-001972

RECEIVED

AUG 06 2026

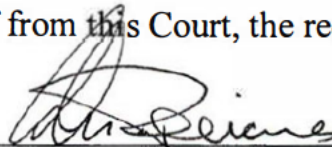
ORDER

SC SUPREME COURT

Petitioner has filed a petition in this Court in which she states she seeks to file an application for post-conviction relief (PCR) in the circuit court but the Richland County Clerk of Court refuses to accept a PCR application from petitioner unless it is filed by a lawyer and refuses to accept a motion to appoint counsel from petitioner because there is no PCR action pending. Pursuant to this Court's order of January 30, 2014, placing limitations on petitioner's ability to appear *pro se* and make *pro se* filings, the Clerk of Court correctly refused to accept petitioner's *pro se* PCR application for filing. However, that same order also allows petitioner to file a written *pro se* motion to appoint counsel with the appropriate clerk of court as long as she has good cause to make the motion. While we realize a PCR action has not been commenced, petitioner is prohibited from commencing such an action except through counsel. Accordingly, we find it appropriate under these unusual circumstances for the motion to appoint counsel to be accepted for filing despite the fact that the underlying PCR action has not been commenced. We therefore direct the Richland County Clerk of Court to accept petitioner's motion for the appointment of counsel to represent her in a potential PCR action for filing and forward the motion to the appropriate judge for a ruling.

2-2 pages

To the extent petitioner seeks further relief from this Court, the request is denied.



C.J.

FOR THE COURT

(Beatty, J., not participating)

Columbia, South Carolina

January 7, 2016

cc: Marie Assa'ad-Faltas
The Honorable Alan M. Wilson
The Honorable Teresa A. Knox
The Honorable Jeanette W. McBride

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Marie Assa'ad-Faltas, MD, MPH,

Plaintiff,

vs.

Dinah Steele, Steele Enterprises and/or
AAA Investments, a business; Larry Roe;
Sharon B. Koon; Eugene W. (Buddy)
Koon, Jr.; Eugene W. (Trip) Koon III;
Evers-Koon and/or EKG of South Carolina,
a business; Jane Doe; and other unknown
persons and entities who injured Plaintiff,

Defendants.

IN THE COURT OF COMMON PLEAS
OF THE FIFTH JUDICIAL CIRCUIT

Civil Action No.: 2009-CP-40-02219

RECEIVED

AUG 06 2026

SC Court of Appeals

RECEIVED

AUG 06 2026

SC SUPREME COURT

RICHLAND COUNTY
FILED
2010 MAY 10 PM 2:05
JEANETTE W. MEDRID
C.C.P. & C.S.

This matter came before the Court for a hearing pursuant to Plaintiff's "Timely Rule 59(e) Motion for the Honorable Judge Childs to Partially Reconsider Alter and Amend Her Honor's Three Orders in this Case as They Are Contrary to the Record, to the Law, and to Justice in General," filed March 11, 2010 ("Rule 59(e) Motion"). Present at the hearing were Plaintiff, appearing *pro se*; and Alice P. Adams, Esquire, representing Defendant Evers-Koon and/or EKG of South Carolina ("Evers-Koon") and Eugene W. (Trip) Koon III; Damon C. Wlodarczyk, Esquire, representing Defendants Sharon B. Koon and Eugene W. (Buddy) Koon, Jr.; and R. Trippett Boineau, III, Esquire, representing Defendant J. Andrew Delaney.

Pursuant to Rule 59(e), SCRCP, "a motion to alter or amend the judgment shall be served not later than 10 days after receipt of written notice of the entry of the order." "The purpose of

jud

5-5 pages

Rule 59(e) is to request the trial judge to ‘reconsider matters properly encompassed in a decision on the merits.’” Arnold v. State, 309 S.C. 157, 172, 420 S.E.2d 834, 842 (1992). A motion to alter or amend is not an opportunity for a party to reargue its case. See Collins Music Co., Inc. v. IGT, 353 S.C. 559, 579 S.E.2d 524 (Ct. App. 2002). Additionally, a party cannot raise an issue for the first time in a Rule 59(e), SCRPC, motion that could have been raised at trial. Mailsource, LLC v. M.A. Bailey & Associates, Inc., 356 S.C. 370, 374, 588 S.E.2d 639, 641 (Ct. App. 2003).

Plaintiff filed her original complaint on March 25, 2009. Thereafter, Plaintiff filed a First Amended and Supplemental Complaint and Motion for Temporary Restraining Order and Preliminary Injunction (filed June 26, 2009); First Amended and Supplemental Complaint and Motion for Temporary Restraining Order and Preliminary Injunction (re-substituted) (filed June 29, 2009); First Amended and Supplemental Complaint and Motion for Temporary Restraining Order and Preliminary Injunction (re-substituted) (filed August 5, 2009); First Amended and Supplemental Complaint and Motion for Temporary Restraining Order and Preliminary Injunction (filed October 19, 2009). At the hearing, Plaintiff withdrew each of these documents with the exception of her original complaint. However, Plaintiff contends that she did not withdraw her Motion for Leave to Amend Her Complaint and for A Hearing on, and Immediate Grant of, the Injunctive Relief Sought in Her First Amended Complaint (filed June 26, 2009) (“Motion to Amend”), as reflected in the Court’s Order dated March 8, 2010. Plaintiff filed a First Amended and Supplemental Complaint and Motion for Temporary Restraining Order and Preliminary Injunction (Fourth Substitution of “First Amended Complaint” to reflect intervening events) on November 20, 2009, which she requests the Court to accept as her amended



complaint. In its Order dated March 8, 2010, the Court found that Plaintiff had withdrawn all of the documents noted herein, with the exception of her Motion to Amend filed June 26, 2009 and her amended complaint filed November 20, 2009, which the Court held in abeyance pending the disposition of various motions under advisement.

Rule 15(a), SCRPC, allows courts to grant a party leave to amend their pleadings and provides that "leave shall be freely given when justice so requires and does not prejudice any other party." South Carolina courts have interpreted Rule 15(a), SCRPC, to mean that leave to amend pleadings "shall be liberally and freely given." Parker v. Spartanburg Sanitary Sewer Dist., 362 S.C. 276, 286, 607 S.E.2d 711, 716-17 (Ct. App. 2005). Moreover, "[t]he Rule strongly favors amendments and the court is encouraged to freely grant leave to amend." Id. In addition, "[i]t is well established that a motion to amend or supplement is addressed to the discretion of the trial judge, and the party opposing the motion has the burden of establishing prejudice." Tanner v. Florence County Treasurer, 336 S.C. 552, 558, 521 S.E.2d 153, 156 (1999). "The prejudice Rule 15 envisions is a lack of notice that the new issue is going to be tried, and a lack of opportunity to refute it." Parker, 362 S.C. at 286, 607 S.E.2d at 716-17.

Plaintiff contends that her amended complaint, filed November 20, 2009, reflects intervening events and conforms to the evidence. In this complaint, Plaintiff added several additional parties and causes of action for trespass and conversion of property, fraud upon the government, negligence and collusion, uncompensated taking, and negligent or intentional endangerment. Defendants argued at the hearing that because so much time has passed since Plaintiff's Motion to Amend was filed in June 2009 and because Plaintiff has filed so many

Handwritten signature

documents with the Court, they would be prejudiced if the Court were now to grant Plaintiff leave to amend her complaint.

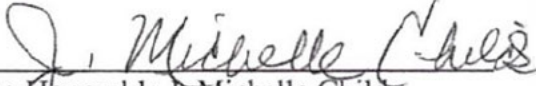
Although the parties are still awaiting rulings on several dispositive motions which were based on the original complaint, Defendants have not demonstrated that they would be prejudiced if Plaintiff were now allowed to amend her complaint to include the additional parties and causes of action. Plaintiff's Motion to Amend was filed in June 2009, and due to scheduling issues and other delays beyond Plaintiff's control, her Motion to Amend was not heard until January 2010. Additionally, the parties have not engaged in extensive discovery. Therefore, the Court finds that Plaintiff's Motion to Amend is **GRANTED**, and Plaintiff's First Amended and Supplemental Complaint and Motion for Temporary Restraining Order and Preliminary Injunction (Fourth Substitution of "First Amended Complaint" to reflect intervening events), filed on November 20, 2009, shall be adopted as Plaintiff's amended complaint. Defendants shall be entitled to re-file any appropriate motions and other documents relating to its defenses.

The Court also issued an Order dated March 5, 2010 dismissing Plaintiff's complaint with respect to Defendant Evers-Koon because Plaintiff failed to state any allegations against Defendant Evers-Koon in the body of the original complaint. Plaintiff's amended complaint does contain allegations against Defendant Evers-Koon; and therefore, the Court now amends its previous Order to reflect that Plaintiff's Motion to Amend has been granted and Plaintiff's amended complaint has been accepted by the Court. However, Defendant Evers-Koon shall be entitled to re-file any appropriate motions and other documents relating to its defenses.

A handwritten signature in black ink, appearing to be "JMC" with a small superscript "4" above the "J".

Based on the foregoing, **NOW THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED** that Plaintiff's Rule 59(e) is **GRANTED**.

IT IS SO ORDERED.


The Honorable J. Michelle Childs
Presiding Judge
Fifth Judicial Circuit

This 7th day of May, 2010.
Columbia, South Carolina.

RECEIVED

AUG 06 2026

SC Court of Appeals

The Supreme Court of South Carolina

Marie-Therese Assa'ad-Faltas, MD., MPH, Petitioner.

Appellate Case No. 2015-001972

RECEIVED

AUG 06 2026

SC SUPREME COURT

ORDER

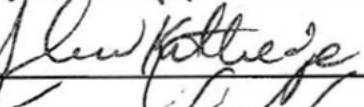
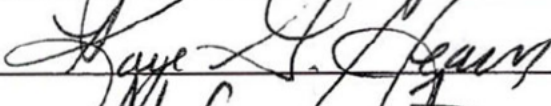
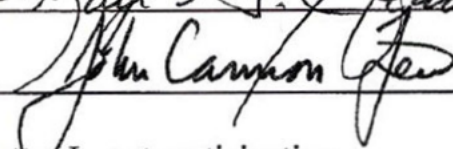
By order of this Court dated January 7, 2016, the Richland County Clerk of Court's Office was directed to accept petitioner's motion for the appointment of counsel to represent her in a potential post-conviction relief (PCR) action for filing and forward the motion to the appropriate judge for a ruling. Petitioner reports she attempted to file the motion with the Richland County Clerk of Court's Office, but that office refused to accept the motion because it was after 4:00 p.m. The Clerk of this Court sought the assistance of the Chief Judge for Administrative Purposes for Common Pleas in Richland County, who has supervisory responsibility over the Richland County Clerk of Court, in resolving this matter. However, there is no indication the Chief Judge for Administrative Matters or the Richland County Clerk of Court has taken any action in regards to petitioner's motion.

Petitioner has now filed a "Timely Petition for *Partial* Reconsideration of this Court's 7 January 2016 ORDER OR, *or in the alternative*, Motion to Clarify and Extend Same Order" with this Court. Petitioner's request that this Court reconsider its order of January 7, 2016, to the extent it states petitioner is not allowed to file a *pro se* PCR application is denied. Petitioner is clearly precluded by this Court's order of January 30, 2014, from proceeding *pro se* in a PCR action, except to file a motion to appoint counsel. We also deny petitioner's request to clarify or extend the order of January 7, 2016.

However, for a second time, we hereby direct the Richland County Clerk of Court to (1) accept, during regular business hours, petitioner's motion to appoint counsel; (2) file the motion; and (3) immediately deliver the motion to the Chief Judge for Administrative Purposes for Common Pleas in Richland County to be ruled upon in an expeditious manner. In addition, we order the time for filing a PCR application be deemed tolled from September 18, 2015, the date of petitioner's first petition informing this Court that the Richland County Clerk of Court refused to

3-2 pages

accept for filing a motion to appoint counsel to file a PCR application, until the date of this order.

	C.J.
	J.
	J.
	J.

Beatty, J., not participating

Columbia, South Carolina

March 28, 2016

cc:

Alan McCrory Wilson, Esquire
The Honorable Jeanette W. McBride
The Honorable Alison Renee Lee
Marie Assa'ad-Faltas
Teresa A. Knox, Esquire

Re: Austin Woods' harassment of me MUST STOP!

Marie Faltas <Marie_Faltas@hotmail.com>

Tue 2016-03-01 4:11 PM

To: Marie Faltas <Marie_Faltas@hotmail.com>; melindataylor@sclegal.org <melindataylor@sclegal.org>; Marie Assa'ad-Faltas <marieassadfaltas@gmail.com>

From: Marie Faltas

Sent: Wednesday, February 10, 2016 4:49 PM

To: Marie Assa'ad-Faltas; Austin woods Related; Todd Whitlow; Thomas Howard

Subject: Austin Woods' harassment of me MUST STOP!

Clearly in retaliation for my having most recently complained of Austin Woods' placement of a dirty used toilet outside my apartment for two weeks, and of Austin Woods' failure/refusal to remove it for two weeks until I called WLTX News 19, which documented the situation, Austin Woods had people threaten to break my apartment door. I called Richland County's Sheriff and the people who were threatening to break my door were thwarted from doing that. **But for some malicious reason, someone from Austin Woods turned my water off. I called immediately upon becoming aware of it circa 6:30 - 7:00 pm. No one from Austin Woods returned my calls or the calls of the City of Columbia's Water Department or the calls of RCSD Deputy Fergal until 2:00 a.m. It was Maintenance Manager Cecil and he promised to arrive in "a few minutes." He did not arrive until 3:00 a.m.** That was a freezing night and lack of hot water is an emergency. I also needed to let the faucets drip to prevent the pipes from freezing. **Apparently, the current management of Austin Woods is so incompetent and evil they would want their own pipes to freeze and explode, all in order to harass me.**

Although the water is back, it continues to be brown. No one from the office returned my calls yesterday.

If this malice is being advised by Mr. Whitlow, I may consider filing a grievance against him with the NC Bar, which has a better reputation than whatever system for lawyer discipline South Carolina has.

Nor did I get any response to my e-mails which were invited by Mr. Whitlow.

Please respond ASAP.

Thanks and God bless./Marie

RECEIVED

AUG 06 2026

SC SUPREME COURT

RECEIVED

AUG 06 2026

SC Court of Appeals

8-1 page

AUG 06 2026

SC Court of Appeals

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

**IN THE MATTER OF MARIE
THERESE ASSA'AD-FALTAS, MD.,
MPH,**

Petitioner.

IN THE COURT OF COMMON PLEAS
FIFTH JUDICIAL CIRCUIT

ORDER

RECEIVED

AUG 06 2026

2016 JUN 23 PM 3:11
RICHLAND COUNTY
FILED
JEANETTE W. MCBRIDE
C.C.P. & G.S.

SC SUPREME COURT

This matter comes before me on motion of Petitioner Marie Therese Assa'ad-Faltas to rescind an Order dated March 31, 2010 ("Richland County Order") that restricts her access to the Richland County courthouse during certain times. That Order, executed by the Chief Administrative Judges for Common Pleas and General Sessions in the Fifth Circuit, restricts her access to the Richland County courthouse and persons employed within the building at all times with certain limited exceptions that include court appearances and the filing of documents in criminal and civil cases between the hours of 2:00 pm and 4:00 pm. She is also restrained from making or attempting to make *ex parte* communications with judges, solicitors, court personnel, and their respective staff.

In a hearing conducted on June 7, 2016, Dr. Faltas argues that, by its own terms, the Richland County Order has expired. It is clear from a plain reading of the Richland County Order, that it was issued during the time that Dr. Faltas was a defendant in General Sessions facing pending charges. All criminal proceedings pending in General Sessions were either remanded to municipal court or have been dismissed. The only remaining criminal matter is an appeal before the South Carolina Supreme Court. However, a post-conviction relief application (a civil matter) has been filed by Dr. Faltas. Further, the conduct which the Order seeks to redress is no longer an issue. All of the conduct recited in the Order related to the pending criminal matters. Since those matters are no longer at issue, there appears to be no basis to continue to restrict her access to the Richland County Courthouse.

Certain Orders issued by the Supreme Court of South Carolina that prevent Dr. Faltas from appearing pro se in civil matters including proceedings in post-conviction relief matters are still in effect. *See* Order dated January 30, 2014, Order dated January 7, 2016, and Order dated March 28, 2016. None of these Orders has been rescinded by the Supreme Court. The Supreme Court Order dated January 30, 2014 and the Richland County Order both restrict Dr. Faltas'

4-2 pages

and

ability to contact judges and their staff. Rescinding the Richland County Order will not affect the Supreme Court Order dated January 30, 2014 that restricts her ability to contact various court personnel. The Supreme Court Order supersedes any Order issued by this Court. However, rescinding the Richland County Order will allow Dr. Faltas the ability to enter the Richland County Courthouse to conduct any official business without fear of arrest.

Dr. Faltas raises other reasons to rescind the Order which need not be addressed in this Order as the relief requested by Dr. Faltas is granted. Nothing in this order shall be construed as precluding the issuance of additional restrictions on Dr. Faltas if, after appropriate notice and hearing, it is determined that she has engaged in frivolous, disruptive or inappropriate conduct or filings.

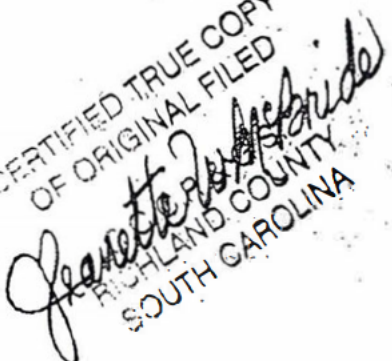
Therefore, **IT IS HEREBY ORDERED** that the ORDER issued on March 31, 2010 is rescinded and hereby cancelled.

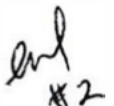
AND IT IS SO ORDERED.


ALISON RENEE LEE
Chief Administrative Judge for Common Pleas
Fifth Judicial Circuit

June 23, 2016
Columbia, South Carolina

CC: Marie Therese Assa'ad Faltas, MD., MPH
Daniel Johnson, Solicitor
The Honorable Jeanette McBride
The Honorable G. Thomas Cooper
The Honorable Clifton Newman
The Honorable DeAndrea Benjamin
The Honorable R. Knox McMahon

CERTIFIED TRUE COPY
OF ORIGINAL FILED

JEANETTE MCBRIDE
CLERK OF COURT
RICHLAND COUNTY
SOUTH CAROLINA


#2

SOUTH CAROLINA LAW ENFORCEMENT DIVISION

NIKKI R. HALEY
Governor



MARK A. KEEL
Chief

January 7, 2016

Dr. Marie-Therese Assa'ad-Faltas
P.O. Box 9115
Columbia, SC 29290

RECEIVED

AUG 06 2026

RECEIVED SC SUPREME COURT

AUG 06 2026

Dr. Assa'ad-Faltas,

SC Court of Appeals

I am responding to the emails and attachments you sent me to review in order to determine if a SLED criminal investigation is warranted based upon your allegations within. Other SLED personnel and I have thoroughly reviewed your information in which multiple complaints are outlined. I was able to evaluate your complaints and determine several of them are civil in nature and SLED does not conduct civil investigations. I strongly recommend you seek the counsel of a South Carolina licensed attorney to assist you with these matters.

Regarding your complaint about the death of Ms. Mason, it is my understanding this case has yet to result in any criminal prosecution for her death. SLED was not part of the investigative process in this case; therefore, SLED will not comment on your questioning of how this case is being investigated. It has been my experience that you cannot put a timeline on solving a death investigation and sometimes these cases take many years to get a resolution, if one is reached at all. Your belief that the person buried is someone else other than Ms. Mason is not plausible and totally unfounded. There are protocols in place that the Coroner's Offices follow to ensure positive identification of decedents prior to releasing a decedent for burial. I would respectfully request that if you think you have information about any missing/deceased individuals that you relay this information to law enforcement with jurisdiction in the case. Do not call the family of the missing/deceased individual as this is improper and inappropriate.

Your 22 public search results have been thoroughly reviewed and SLED finds no merit to them as they relate to any criminal allegations you have made. This matter has been discussed with



An Accredited Law Enforcement Agency

P.O. Box 21398 / Columbia, South Carolina 29221-1398 / (803) 737-9000 / Fax (803) 896-7588

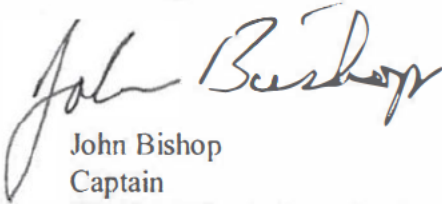
5-2 pages

Page 2 of 2

several other SLED divisions and in all cases, SLED does not see any criminal activity to investigate in your allegations.

SLED now considers this matter closed. We will notify the Richland County Sheriff's Office of our decision.

Sincerely,

A handwritten signature in black ink, appearing to read "John Bishop". The signature is fluid and cursive, with the first name "John" and last name "Bishop" clearly distinguishable.

John Bishop
Captain
SLED Midlands Investigative Division



State of South Carolina
The Circuit Court of the Twelfth Judicial Circuit

D. Craig Brown
Judge

181 North Irby Street
Suite 3605
Florence, SC 29501
Phone: (843) 679-7156
Fax: (843) 679-7157
cbrownj@sccourts.org

May 19, 2023

Chief Justice Donald W. Beatty
South Carolina Supreme Court
1231 Gervais St.
Columbia, SC 29201

RECEIVED

AUG 06 2026

SC Court of Appeals

Dear Chief Justice Beatty:

It has been an honor and privilege to serve you and the citizens of this State as a South Carolina Circuit Court Judge for more than thirteen years. After much prayer and consideration, I believe that the time has come for me to make a change in my career. I have been presented with an opportunity that is in my family's best interest and one that I do not believe that I can ignore or refuse. Therefore, I have decided to retire as a South Carolina Circuit Court Judge with my effective date of retirement being July 1, 2023, so that I can return to the private practice of law.

Thank you again for everything that you have done for me and for your continued service to the State of South Carolina.

Sincerely,


D. Craig Brown

Cc: Erin Crawford
Tiffany Raines

RECEIVED

AUG 06 2026

SC SUPREME COURT

7-1 page

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

2017CV4010600715
CIVIL CASE NUMBER
MAGISTRATE'S COURT

BOND TO STAY EXECUTION
ON APPEAL

Austin Woods Apartments
7648 Garners Ferry Road
Columbia, SC 29209
(803) 783-4973

LANDLORD

Vs

Maric Assa'ad Faltas
7648 Garners Ferry Road - #155
Columbia, SC 29209

TENANT(S)

TO: Circuit Court

Now comes the Tenant(s) in the above entitled action and respectfully shows the Court that a Judgment of Execution was issued against the Tenant(s) and for the Landlord on **February 8, 2018**, by the Magistrate. Tenant has appealed the Judgment to the Circuit Court.

Pursuant to the findings of the Magistrate, the Tenant(s) is obligated to pay rent in the amount of \$700.00 per month, due on the 1st day of each month. Effective June 2021, payments shall be made out to HAMR BORROWER 3 LLC.

Tenant hereby undertakes to pay the periodic rent hereinafter due according to the aforesaid findings of the Court and moves the Circuit Court to stay execution on the Judgment for Ejectment until this matter is heard on appeal and decided by the Circuit Court.

Dated on June 7, 2021:

Tenant

Upon execution of the above bond, execution on the Judgment of Ejectment is hereby stayed until the action is heard on appeal and decided by the Circuit Court. If Tenant fails to make any rental payment within five days of the due date, upon application of the Landlord, the stay of execution shall dissolve, the appeal by the Tenant to the Circuit Court on issues dealing with possession must be dismissed and the Sheriff may dispossess the Tenant.

Dated on June 7, 2021

JUDGE DANIEL M. COBLE

Central Court
2500 Decker Boulevard
Post Office Box 192
Columbia, SC 29206
Phone: (803) 576-2300
Fax: (803) 576-2326

RECEIVED

AUG 06 2026

SC SUPREME COURT

RECEIVED

AUG 06 2026

SC Court of Appeals

10-1 page

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

2017CV4010600715
CIVIL CASE NUMBER
MAGISTRATE'S COURT

BOND TO STAY EXECUTION
ON APPEAL

Austin Woods Apartments
7648 Garners Ferry Road
Columbia, SC 29209
(803) 783-4973

RECEIVED

LANDLORD

Vs

AUG 06 2026

Marie Assa'ad Faltas
7648 Garners Ferry Road - #155
Columbia, SC 29209

SC Court of Appeals

TENANT(S)

TO: Circuit Court

Now comes the Tenant(s) in the above entitled action and respectfully shows the Court that a Judgment of Execution was issued against the Tenant(s) and for the Landlord on February 8, 2018, by the Magistrate. Tenant has appealed the Judgment to the Circuit Court.

Pursuant to the findings of the Magistrate, the Tenant(s) is obligated to pay rent in the amount of \$700.00 per month, due on the 1st day of each month. Effective June 2021, payments shall be made out to HAMR BORROWER 3 LLC.

Tenant hereby undertakes to pay the periodic rent hereinafter due according to the aforesaid findings of the Court and moves the Circuit Court to stay execution on the Judgment for Ejectment until this matter is heard on appeal and decided by the Circuit Court.

Dated on June 7, 2021:

Marie Assa'ad Faltas, MD, MPH

Tenant

Upon execution of the above bond, execution on the Judgment of Ejectment is hereby stayed until the action is heard on appeal and decided by the Circuit Court. If Tenant fails to make any rental payment within five days of the due date, upon application of the Landlord, the stay of execution shall dissolve, the appeal by the Tenant to the Circuit Court on issues dealing with possession must be dismissed and the Sheriff may dispossess the Tenant.

Dated on June 7, 2021

JUDGE DANIEL M. COBLE

Central Court
2500 Decker Boulevard
Post Office Box 192
Columbia, SC 29206
Phone: (803) 576-2300
Fax: (803) 576-2326

RECEIVED

AUG 06 2026

SC SUPREME COURT

11-1 page

Judicial Merit Selection Commission

Rep. Micajah P. "Micah" Caskey IV, Chairman
Sen. Luke A. Rankin, Vice-Chairman
Sen. George E. "Chip" Campsen III
Sen. Overture Walker
Rep. Wallace H. "Jay" Jordan Jr.
Rep. Leonidas E. "Leon" Stavrinakis
Mary Agnes Hood Craig
Lanneau Wm. Lambert Jr.
John T. Lay
Peter D. Protopapas
Christian Stegmaier
The Honorable Joseph Monroe Strickland



Erin B. Crawford, Chief Counsel
Kate Crater, Counsel

Post Office Box 142
Columbia, South Carolina 29202
(803) 212-6623

December 2, 2025
Marie Assa'ad Faltas, MD, MPH
P.O. Box 9115
Columbia SC 29290
VIA EMAIL Marie_Faltas@hotmail.com

Re: Freedom of Information Act Request dated November 3, 2025

Dear Dr. Faltas:

The disclosure of public records is dictated by S.C. Code Ann. 30-4-10 et seq. known as the "Freedom of Information Act" ("FOIA"). In your letter dated November 3, 2025 you requested the following:

1. On William Tetterton, member of Midlands Citizens Committee: (a) how appointed and (b) date of service.
2. On late SC Circuit Judge Michael Holt: What medical evidence did SC JMSC review to judge him in excellent physical health?
3. On former SC Circuit Judge D. Craig Brown—resignation/retirement letter.
4. In general: how is a judicial candidate's physical health screened and judged? Are physicians involved?

Relatedly, S.C. Code Ann. 2-19-50 provides:

[a]ll records, information, and other material that the South Carolina Judicial Merit Selection Commission has obtained or used to make its findings of fact, except materials, records, and information presented under oath at the public hearing, must be kept strictly confidential. The information required to be kept confidential shall be exempt from disclosure pursuant to Chapter 4, Title 30.

Pursuant to the Freedom of Information Act and S.C. Code Ann. 2-19-50, I am enclosing as attachments to this letter copies of documents the Judicial Merit Selection Commission has that are responsive to your requests.

RECEIVED

AUG 06 2026

SC SUPREME COURT
RECEIVED

AUG 06 2026

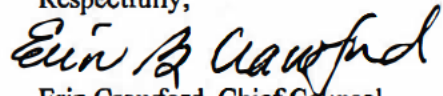
SC Court of Appeals

6-2 pages

June 17, 2025
Page 2

With the production of these documents and this letter we consider your FOIA request completed.

Respectfully,

A handwritten signature in black ink, appearing to read "Erin B. Crawford". The signature is written in a cursive, flowing style.

Erin Crawford, Chief Counsel
Judicial Merit Selection Commission



Richland County Fifth Judicial Circuit Public Index



Richland County Home Page Online Payments Public Index City of Columbia Municipal Ct S.C. Judicial Department Summary Ct Dockets

Switch View					
Green Alpha Property Management vs Marie Faltas					
Case Number:	2025CV4010601370	Court Agency:	Central Court	Filed Date:	10/27/2025
Case Type:	Civil	Case Sub Type:	Rule to Vacate \$40	File Type:	
Status:	Transferred	Assigned Judge:	Clerk Of Court C P, G S, And Family Court		
Disposition:	Transferred Civil	Disposition Date:	04/22/2026	Disposition Judge:	Clerk Of Court C P, G S, And Family Court
Original Source Doc:		Original Case #:			
Judgment Number:	2025CV4010601370	Court Roster:			

Case Parties

Click *tag icon to show associated parties.

Name	Address	Race	Sex	Year Of Birth	Party Type	Party Status	Last Updated
☒ Crawford, B. Lindsay III (Inactive)					Plaintiff Attorney		02/03/2026
☒ Faltas, Marie					Defendant		10/27/2025
☒ Green Alpha Property Management					Plaintiff		04/22/2026
☒ Hunter, Jason Mark					Plaintiff Attorney		02/03/2026

Judgments

For:	Green Alpha Property Management	Against:	Faltas, Marie	Judg. Amount:	\$0.00	Judgment Date:	03/17/2026
Description:	Judgment/Find for Plaintiff	Disposition:		Disp. Date:		Date Entered/Last Changed	03/19/2026 -
Notes:	None						

Judgment Details			
Claims Code	Detail Desc.	Detail Amount	Detail Date
None			

Associated Cases

Agency	Case #	External	Relationship	Description	Case Filed Date	Disposition Date	Case Status	Disposition
Lykesland Magistrate	2025CV4010601370	Y		Associated by Case Transfer	09/15/2025	10/27/2025	Transferred	Transferred Civil

Actions

Name	Description	Type	Motion Roster	Begin Date	Completion Date	Documents
Green Alpha Property Management	Civil Court Bond Hearing	Event		04/16/2026-09:30	04/22/2026-11:30	
Green Alpha Property Management	Appeal/ Notice of Appeal (Workflow)	Action		04/04/2026-15:18	04/22/2026-15:18	
Green Alpha Property Management	Archived Court Summons	Filing		03/30/2026-00:00	04/22/2026-00:00	
Green Alpha Property Management	Notice/Writ Recall Authorization from RCSD	Filing		03/26/2026-09:08	04/22/2026-09:07	
Green Alpha Property Management	Writ of Ejectment with Document	Filing		03/17/2026-14:29	03/17/2026-14:29	
Green Alpha Property Management	Mediation Pre-Trial Hearing Rescheduled	Event		03/17/2026-13:00	03/17/2026-13:01	
Green Alpha Property Management	Writ Document Printed	Filing		03/17/2026-00:00	03/17/2026-00:00	
Green Alpha Property Management	Mediation Pre-Trial Hearing	Event		02/17/2026-13:00	02/03/2026-13:01	

SC SUPREME COURT

AUG 06 2026

RECEIVED

12-2 page

AUG 06 2026

RECEIVED

SC Court of Appeals

Green Alpha Property Management	Archived Document	Filing		02/03/2026-00:00	03/17/2026-00:00	
Green Alpha Property Management	Archived Court Summons	Filing		02/03/2026-00:00	03/17/2026-00:00	
Green Alpha Property Management	Archived Document	Filing		01/30/2026-00:00	03/17/2026-00:00	
Green Alpha Property Management	Motion/Medically-Based Motions to Hold 27 January 2026	Motion		01/27/2026-16:59	02/17/2026-10:13	
Green Alpha Property Management	Civil Court Motion Hearing	Event		01/27/2026-09:30	01/22/2026-11:30	
Green Alpha Property Management	Continued/ Per Judge	Filing		01/22/2026-16:56	02/17/2026-16:56	
Green Alpha Property Management	Motion/Defendant's Extreme Emergency Motions	Motion		12/29/2025-12:15	01/22/2026-15:06	
Green Alpha Property Management	Archived Court Summons	Filing		12/17/2025-00:00	01/22/2026-00:00	
Green Alpha Property Management	Motion/Emergency Motion to Dismiss or Suspend Bond	Motion		11/25/2025-11:37	01/22/2026-11:37	
Green Alpha Property Management	Motion/Defendant's Motion to Dismiss	Motion		11/10/2025-16:45	01/22/2026-15:09	
Green Alpha Property Management	Motion/Defendant's Motion to Correct Record	Motion		11/10/2025-16:45	01/22/2026-15:10	
Green Alpha Property Management	Motion/Reconsider	Motion		10/31/2025-14:23	01/22/2026-10:03	
Green Alpha Property Management	Motion/Summary Judgment and Expedited Hearing	Motion		10/30/2025-11:38	01/22/2026-11:38	
Green Alpha Property Management	Civil Court Bond Hearing (WebEx)	Event		10/13/2025-11:30	10/27/2025-11:31	
Green Alpha Property Management	Archived Court Summons	Filing		10/06/2025-00:00	10/27/2025-00:00	
Green Alpha Property Management	Archived Court Summons	Filing		10/06/2025-00:00	10/27/2025-00:00	
Green Alpha Property Management	Archived Court Summons	Filing		10/06/2025-00:00	10/27/2025-00:00	
Green Alpha Property Management	RTV \$40.00	Action		10/05/2025-10:06	10/27/2025-10:06	
Green Alpha Property Management	Jury Trial Requested	Filing		09/26/2025-13:21	10/27/2025-13:21	
Faltas, Marie	Answer/Hearing Request via walk in	Filing		09/26/2025-09:49	10/27/2025-09:49	
Green Alpha Property Management	Transmitted CV to Richland County Sheriff's Department	Filing		09/24/2025-09:47	10/27/2025-09:47	
Green Alpha Property Management	RTV Documents	Filing		09/18/2025-09:03	10/27/2025-09:03	
Green Alpha Property Management	Archived RTV	Filing		09/18/2025-00:00	10/27/2025-00:00	
Faltas, Marie	RTV \$40.00	Action			03/17/2026-00:00	

Financials

Summary					
Fine/Costs:	\$50.00	Total Paid for fine/costs:	\$10.00	Balance Due:	\$40.00
Costs					
Description	Cost Code	Amount	Charge Action	Disbursed Amount	
Service Fee \$10	SRVFEE	\$10.00		\$0.00	
Service Fee \$10	SRVFEE	\$10.00		\$10.00	
Civil Filing Fee County 44%/100%	CVFFCN	\$20.00		\$0.00	
SCJD Filing Fee Other Summary \$10	SCJDFF	\$10.00		\$0.00	
Payments					
Payment Date	Receipt Number	Entered By	Transaction Type Code	Payment Amount	
03/17/2026	1321802	C40klacey	CV	\$10.00	

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

Green Alpha Property Management,
Plaintiff,

-VS-

Marie Faltas & All Other Occupants,
Defendant(s).

IN THE MAGISTRATE'S COURT

C/A No.: 2025CV4010601370

On Appeal in the Court of Common Pleas;

App. No.: 2026-CP-40-01934

BOND TO STAY EXECUTION ON

RECEIVED
APPEAL TO CIRCUIT COURT

AUG 06 2026

AUG 06 2026

SC Court of Appeals SC SUPREME COURT

File No.: 5043-25-0159

Now comes the tenant in the above entitled action and respectfully shows the court that a judgment of ejectment was issued against the tenant, Marie Faltas ("Tenant") and for the landlord on the 24th day of March, 2026, by the magistrate. Tenant has appealed the judgment to the circuit court.

Pursuant to the findings of the magistrate, Tenant is obligated to pay rent in the amount of \$700.00 per month, due on the first day of each month, beginning May 1, 2026.

Tenant shall pay said rent into the Richland County Central Court, said payments may be made in person at the Richland County Magistrate Court, located at 2500 Decker Boulevard, Columbia, South Carolina 29206. Alternatively, Tenant may mail payments to the following address:

Central Court
Attn: Jury Trial Division
2500 Decker Blvd.
Columbia, SC 29206

Tenant hereby undertakes to pay the periodic rent hereinafter due according to the aforesaid findings of the court and moves the circuit court to stay execution on the judgment for ejectment until this matter is heard on appeal and decided by the circuit court.

This issuance of bond is also conditioned upon the tenant's refraining from making personal statements, attacks, insults, disparaging remarks, or other inappropriate comments directed towards court personnel, the Plaintiff's agents or employees, or counsel, and otherwise maintaining appropriate decorum in connection with these proceedings. This includes but is in no way limited to making mention of the family members of court personnel, the Plaintiff's agents or employees, or counsel.

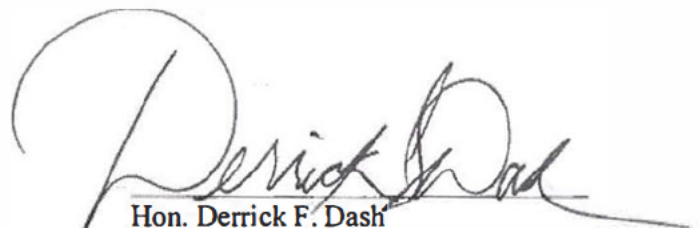
13-2 pages

This the 16 day of April 2026.

Signature of Tenant

Upon execution of the above bond, execution on the judgment of ejectment is hereby stayed until the action is heard on appeal and decided by the circuit court. If tenant fails to make any rental payment within five days of the due date (in this case the fifth (5th) of a given month), upon application of the landlord, the stay of execution shall dissolve, the appeal by the tenant to the circuit court on issues dealing with possession must be dismissed and the sheriff may dispossess the tenant.

AND IT IS SO ORDERED!



Hon. Derrick F. Dash
Presiding Judge

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

Green Alpha Property Management,

Plaintiff,

-vs-

Marie Faltas & All Other Occupants,

Defendant(s).

IN THE MAGISTRATE'S COURT

C/A No.: 2025CV4010601370

On Appeal in the Court of Common Pleas;

App. No.: 2026-CP-40-01934

ORDER ON POST-JUDGMENT

MOTIONS OF

DEFENDANT/RESPONDENT

RECEIVED

AUG 06 2026

SC Court of Appeals

AUG 06 2026

SC SUPREME COURT

File No.: 5043-25-0159

This matter comes before me upon myriad Motions filed by Defendant Marie Faltas following the issuance of judgment in this case. This matter involves the eviction of Defendant Marie Faltas from a leased premises located in Richland County, South Carolina. Judgment was found in favor of the Plaintiff at a hearing held March 17, 2026; a formal Order Granting Summary Judgment was filed in the instant matter on March 24, 2026.

This Order applies to all outstanding motions of Defendant Marie Faltas, which include but are not necessarily limited to the following:

On or about March 19, 2026, Defendant filed a motion entitled: "Tenant's (1) TIMELY MOTION per Rule 19 (b) and (d) of South Carolina's Magistrate Court Rules."

On or about March 20, 2026, Defendant filed a motion entitled:
Tenant's EXTREME EMERGENCY MOTION to halt ALL Proceedings in, and Related to, this Case until a PUBLIC Determination is made of the Author of a Document Titled "Confidential to the Presiding Judge" which is very derogatory to Tenant and which was first seen by Tenant late in the afternoon of Thursday, 19 March 2026, but swiftly removed from the file by Ms. Morgan Redenburg, upon Tenant's request for a copy thereof.

On or about April 2, 2026, Defendant filed motions entitled:
Tenant's MOTIONS to: (1) STRIKE Attorney Jason Hunter's ("Mr. Hunter") 30 March 2026 Motion to Strike; (2) DENY Said Motion if not Stricken; (3) IMPOSE SANCTIONS on Mr. Hunter for his Persistent Deceptive Behavior, Fraud upon the Courts, and other Violations of Rule 407, SCACR, and of South Carolina's ("SC") Oath of Lawyers, and his Inducement of Jurist Dash to Violate Rule 501, SCACR; (4) RECUSE Jurist Dash; and (5) REFER to SLED to Investigate: (a) Likely Misconduct in Office by Whoever Wrote and ex parte Inserted into this Case the Derogatory Document Titled "Confidential to the Presiding Judge" and (b) Tax Fraud by Plaintiff and Its Parent Company, Emeral City Associates, Inc., of North Carolina.

174-2 pages

On or about April 14, 2026, Defendant filed further motions entitled:

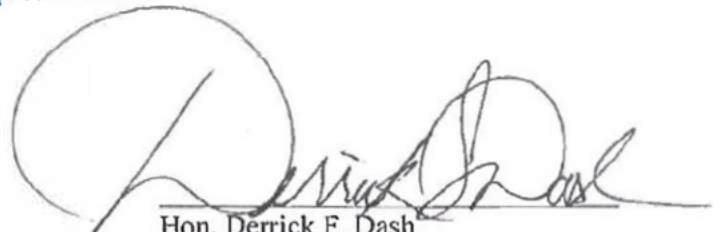
Tenant's EMERGENCY SUPPLEMENTS TO HER 2 April 2026 MOTIONS combined with Tenant's New Motions: (6) FOR Jurist Coble to recuse himself from this and related matters; (7) (a) TO Immediately Terminate All SC Magistrates' Jurisdiction over this matter and any and all matters related to this movant; and (b) TRANSFER all magistrate functions related to this matter to SC's Circuit Court which has concurrent jurisdiction under SC's Residential Landlord Tenant Act; and (8) For the Circuit Court to Refer for Investigation possible Tax Fraud by Plaintiff and Its Parent Company.

A hearing was set to be held on these and any other outstanding motions before me on April 16, 2026, at the Richland County Central Magistrate Court. Defendant sought a continuance of said hearing citing a doctor's appointment but failed and refused to provide proof of such upon request. All Parties were notified of the date and time of the hearing.

Present and participating in the hearing was Jason M. Hunter of the law firm Crawford & von Keller, LLC. Defendant Faltas failed to appear despite having received notice of both the hearing and this Court's denial of her request for a continuance.

In light of Defendant's failure to appear, and upon motion of Plaintiff's counsel, all outstanding motions filed by Defendant are hereby DENIED for failure to prosecute.

AND IT IS SO ORDERED!



Hon. Derrick F. Dash
Presiding Judge

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Jenna Joyner,

Plaintiff,

vs.

Colonial Pointe Apartments,

Defendant.

2026CV401011200162

Civil Case Number

IN THE MAGISTRATE'S COURT

ORDER

RECEIVED

AUG 06 2026

RECEIVED

AUG 06 2026

SC Court of Appeals

SC SUPREME COURT

Jenna Joyner (Plaintiff) filed a summons and complaint against Colonial Pointe Apartments (Defendant). Defendant answered, denying responsibility. I held a hearing on May 8, 2026. Plaintiff appeared pro se. Attorney Jason Hunter represented Defendant. After hearing testimony from both parties, I took this matter under advisement. I now find in favor of Defendant.

Findings of Fact

Plaintiff entered into a one-year lease agreement with Defendant in May 2024. At the time of the hearing, Plaintiff was on a month-to-month agreement with Defendant and planned to vacate on May 31, 2026. Plaintiff's monthly rent was \$999. Plaintiff's rent was always current. Plaintiff works from home. Over the course of her tenancy, Plaintiff experienced multiple maintenance issues with the apartment that impacted her ability to enjoy the property.

Plaintiff submitted work orders each month from May 2025 to November 2025 for various maintenance issues (Plaintiff's Exhibit # 2). Plaintiff experienced leaks from the air conditioning (Plaintiff's Exhibit # 1). The leaks caused damage to her personal belongings (Plaintiff's Exhibit # 1). Plaintiff also experienced pest and sewage issues (Plaintiff's Exhibit # 1). Plaintiff's last work order was November 20, 2025 (Defendant's Exhibit # 1). Defendant relied on their records as proof that all the work orders were timely completed (Defendant's Exhibit # 2).

On January 9, 2026, Plaintiff submitted a letter to Defendant regarding the conditions of the property (Plaintiff's Exhibit # 3). However, Plaintiff never sent Defendant a 14-day notice. She explained did not have the resources to vacate and find new housing easily due to her

15 - 4 pages

finances. Furthermore, she explained Defendant consistently failed to communicate with her regarding the issues.

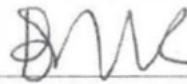
Conclusions of Law

Plaintiff argues Defendant violated the Residential Landlord Tenant Act (RLTA). Specifically, Plaintiff argues Defendant failed to maintain the premises in a habitable and safe condition. Section 27-40-440(a)(2) of the South Carolina Code requires a landlord to "make all repairs and do whatever is reasonably necessary to put and keep the premises in a fit and habitable condition . . ." While I understand Plaintiff's frustration from experiencing various different maintenance issues, I find Plaintiff failed to show Defendant did not address the issues. Furthermore, Plaintiff's main remedy under the RLTA is to terminate the lease and vacate after providing Defendant with a 14-day notice. *See* S.C. Code Ann. § 27-40-610 (finding the tenant can terminate a lease agreement if the landlord fails to remedy any issues that materially affect health and safety within 14 days after tenant provides notice). Here, Plaintiff acknowledged she did not provide any such notice. Accordingly, I find in favor of Defendant.

IT IS SO ORDERED.

Date:

6/5/20



The Hon. Barbara Wofford-Kanwat
Lykesland Magistrate
1403 Caroline Road
Columbia, SC 29209
(803) 576-2500 Office
woffordkanwatb@richlandcountysc.gov

2026CV4011200162

CIVIL CASE NUMBER

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

JENNA JOYNER
PLAINTIFF)

7648 GARNERS FERRY RD #208
STREET ADDRESS)

COLUMBIA, SC 29209
CITY, STATE ZIP)

(267) 405-2173
TELEPHONE)

VS.)

COLONIAL POINTE APARTMENTS
DEFENDANT(S))

7648 GARNERS FERRY RD
STREET ADDRESS)

COLUMBIA, SC 29209
CITY, STATE ZIP)

(919) 341-7304
TELEPHONE)

IN THE MAGISTRATE'S COURT

COMPLAINT

I, JENNA JOYNER, the plaintiff in this civil action do make the following claims:

1. I believe the defendant, COLONIAL POINTE APARTMENTS, conducts business out of RICHLAND County, and conducts business at 7648 GARNERS FERRY ROAD, COLUMBIA, SC 29209 which is within Judge VALERIE R. STROMAN's magisterial jurisdiction or this Complaint is properly filed in RICHLAND County.

2. I make this complaint on the following:

Colonial Pointe Apartments and the property Management team, GreenAlpha Property Management, are in violation of the Residential Landlord and Tenant Act Section 27-40-440. Landlord to maintain premises. I have notified Colonial Pointe Apartments and Green Alpha

2026 FEB 18 12:26 PM

Property Management, through maintenance requests on the resident portal, of the uninhabitable conditions in my residence at 7648 Garners Ferry Road, Apt 208 Columbia, SC 29209 since June 2025; I have sent an email 11/20/2025 requesting repairs, I have sent a letter via certified mail 01/09/2026 (received by Colonial Pointe Apartments 01/12/2026) and have reported the conditions to numerous agencies including the consumer business affairs, with no relief. In addition to the overwhelming roach infestation that I am unable to maintain with store bought products and regular cleaning, there is structural damage that cause the home to flood during inclement weather, potential lead paint exposure from the chipped and peeling bathroom tub, exposed electrical wires in one of the bedrooms and numerous issues contributing to the uninhabitability of the unit.

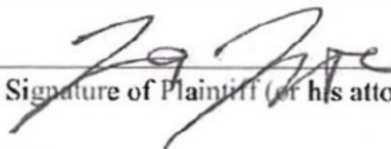
(Attached supplement if necessary.)

3. I believe, because of the above information, that I am entitled to and do request a judgment for \$ ~~2,400~~ 7,500 and/or other relief as below requested:
rent reimbursement from June 2025 to May 2026, full return of security deposit and no additional fees assessed after move out

including any costs resulting in this action.

I state under penalty of perjury that the above is correct and truthful, except those based on my information and belief.

Dated: FEBRUARY 11, 2026


Signature of Plaintiff (or his attorney)

SCCA/701 (Amended 05/08)

ROVILLIYESLAND
FEB 13 '26 4:31 PM

STATE OF SOUTH CAROLINA

2025CV4010601093
CIVIL CASE NUMBER

COUNTY OF RICHLAND

RECEIVED

ORDER OF
DISPOSITION

AUG 06 2026

S.C. SUPREME COURT

Briana Harris
1141 Joe Louis Dr
Columbia, SC 29201
(803) 932-8866

PLAINTIFF(S)

Vs

Colonial Pointe Apts
7648 Garners Ferry Rd
Columbia, SC 29209

DEFENDANT(S)

RECEIVED

AUG 06 2026

SC Court of Appeals

IT IS ORDERED that the above referenced civil case shall reflect a disposition of:

- ☐ Settled
- ☐ Dismissed
- ☐ Default Judgment
- ☒ Find for the Plaintiff for Summons and Complaint (Transcript of Judgment will be issued ten (10) days from the court date.)
- ☐ Find for the Plaintiff for Claim and Delivery (Pick Up Order issued the day of court.)
- ☐ Find for Defendant
- ☐ Transferred to another Court

On, , the party/parties to this action presented testimony and arguments. Based on the above information and findings of fact, an award was made to the Plaintiff/Defendant in the amount of \$ 835, plus filing fees of \$ 80, for a total of \$ 915.

IT SO ORDERED

JUDGE

AMK 11/5/25

* AP will
parties' att
to pick up ck

on
11/10/25
12 to 3 pm

col. pt.

16-3 pages

Lykesland Magistrate
Office / Mailings - 1403 Caroline Road
Trial Court-2500 Decker Blvd Courtroom 9
Columbia, SC 29209
Phone: (803) 576-2500
Fax: (803) 576-2504
Email: lykeslandmagistrate@richlandcountysc.gov
September 29, 2025

2025CV4010001093
CIVIL CASE NUMBER

STATE OF SOUTH CAROLINA

COUNTY OF Richland

IN THE MAGISTRATE'S COURT

Briana Harris

PLAINTIFF

1141 Joe Louis Dr.

STREET ADDRESS

Columbia, SC 29201

CITY, STATE ZIP

(803) 932-8866

TELEPHONE

Colonial Pointe Apts.

DEFENDANT(S)

71048 Garners Ferry Rd.

STREET ADDRESS

Columbia, SC 29204

CITY, STATE ZIP

(803) 965-4943

TELEPHONE

COMPLAINT

I, Briana Harris, the plaintiff in this civil action do make the following claims:

I believe the defendant, Colonial Pointe Apts. is a resident of Richland County, and resides at 71048 Garners Ferry Rd. which is within Judge Richland County's magisterial jurisdiction or this Complaint is properly filed in Richland County.

2. I make this complaint on the following:

Failure to return Security Deposit within 30 days
After Being Requested verbal and written, with
correct return address. Under SC code 27-40-410
Failure to return within 30 days entitles me three times
the wrongfully withheld amount plus Court fees.
(Attached supplement if necessary)

3. I believe, because of the above information, that I am entitled to and do request a judgment for \$ 2,587.00 and/or other relief as below requested:

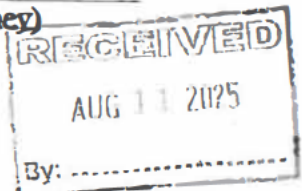
Security Deposit \$35 x 3 = 2505 + (Court Cost FILING) \$8.00 =
2,587.00

including any costs resulting in this action.

I state under penalty of perjury that the above is correct and truthful, except those based on my information and belief.

Dated: August 11th, 2025

Briana Harris
Signature of Plaintiff (or his attorney)



STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

AFFIDAVIT AND ITEMIZATION
OF ACCOUNTS

Briana Harris
1141 00210115 dr.
Columbia, SC 29201

PLAINTIFF(S)

Vs

Colonial Pointe Apts.
1141 00210115 dr.
Columbia, SC 29201

DEFENDANT(S)

Plaintiff, Briana Harris, personally appearing before me, who, being duly sworn, states that s/he is the Plaintiff in this action, and that the Itemization of Accounts which follows is true and correct.

S/He further states that no part of the sum included in the itemization below has been paid or satisfied in any fashion, and is today due and owed to him/her.

ITEMIZATION OF ACCOUNTS

Wrongfully Withheld Security Dep.	\$ 835.00
(FILING) Court Cost	\$ 82.00
Entitlement past 30 days	\$ 1,670.00
(SC Code 27-40-410)	\$
	\$
	\$
TOTAL	\$ 2,587.00

(Copies of bills, papers or other proof of any of the above accounts should be attached to this document.)

Sworn to before me, this August

day of 11th, 2025

Magistrate or Notary Public of
South Carolina

My Commission Expires: 10/17/2033

Briana Harris
Plaintiff/Defendant
(or his attorney)

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

2025CV4010601093
CIVIL CASE NUMBER

ORDER OF
DISPOSITION

RECEIVED

AUG 06 2026

Briana Harris
1141 Joe Louis Dr
Columbia, SC 29201
(803) 932-8866

PLAINTIFF(S)

S.C. SUPREME COURT

Vs

Colonial Pointe Apts
7648 Garners Ferry Rd
Columbia, SC 29209

DEFENDANT(S)

RECEIVED

AUG 06 2026

SC Court of Appeals

IT IS ORDERED that the above referenced civil case shall reflect a disposition of:

- ☐ Settled
- ☐ Dismissed
- ☐ Default Judgment
- ☒ Find for the Plaintiff for Summons and Complaint (Transcript of Judgment will be issued ten (10) days from the court date.)
- ☐ Find for the Plaintiff for Claim and Delivery (Pick Up Order issued the day of court.)
- ☐ Find for Defendant
- ☐ Transferred to another Court

On, , the party/parties to this action presented testimony and arguments. Based on the above information and findings of fact, an award was made to the Plaintiff/Defendant in the amount of \$ 835, plus filing fees of \$ 80, for a total of \$ 915.

IT SO ORDERED

JUDGE

AWK 11/5/25

Lykesland Magistrate
Office / Mailings - 1403 Caroline Road
Trial Court-2500 Decker Blvd Courtroom 9
Columbia, SC 29209
Phone: (803) 576-2500
Fax: (803) 576-2504
Email: lykeslandmagistrate@richlandcountysc.gov
September 29, 2025

* AP will
parties, am
to pick up ck

on
11/10/25
12 to 3 pm

Col. Pt.

16-3 pages

2025CV4010601093
CIVIL CASE NUMBER

STATE OF SOUTH CAROLINA

COUNTY OF Richland

IN THE MAGISTRATE'S COURT

Briana Harris

PLAINTIFF

1141 Joe Louis Dr.

STREET ADDRESS

Columbia, SC 29201

CITY, STATE ZIP

(803) 932-8866

TELEPHONE

Colonial Pointe Apts.

DEFENDANT(S)

71048 Garners Ferry Rd.

STREET ADDRESS

Columbia, SC 29204

CITY, STATE ZIP

(803) 965-4943

TELEPHONE

COMPLAINT

I, Briana Harris, the plaintiff in this civil action do make the following claims:

I believe the defendant, Colonial Pointe Apts. is a resident of Richland County, and resides at 71048 Garners Ferry Rd. which is within Judge Richland County's magisterial jurisdiction or this Complaint is properly filed in Richland County.

2. I make this complaint on the following:

Failure to return Security Deposit within 30 days
After Being Requested verbal and written, with
correct return address. Under SC code 27-40-410
Failure to return within 30 days entitles me three times
the wrongfully withheld amount plus Court fees.

(Attached supplement if necessary)

3. I believe, because of the above information, that I am entitled to and do request a judgment for \$ 2,587.00 and/or other relief as below requested:

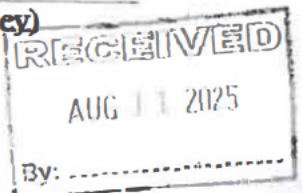
Security Deposit $835 \times 3 = 2505 + (\text{Court} + \text{Cost FILING}) 88.00 =$
2,587.00

including any costs resulting in this action.

I state under penalty of perjury that the above is correct and truthful, except those based on my information and belief.

Dated: August 11th, 2025

Briana Harris
Signature of Plaintiff (or his attorney)



STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

AFFIDAVIT AND ITEMIZATION
OF ACCOUNTS

Briana Harris
1141 0021015 dr.
Columbia, SC 29201

PLAINTIFF(S)

Vs

Colonial Pointe Apts.
7040 Garners Ferry Rd.
Columbia, SC 29209

DEFENDANT(S)

Plaintiff, Briana Harris, personally appearing before me, who, being duly sworn, states that s/he is the Plaintiff in this action, and that the Itemization of Accounts which follows is true and correct.

S/He further states that no part of the sum included in the itemization below has been paid or satisfied in any fashion, and is today due and owed to him/her.

ITEMIZATION OF ACCOUNTS

Wrongfully Withheld Security Dep.	\$ 835.00
(FILING) Court Cost	\$ 82.00
Entitlement past 30 days	\$ 1,670.00
(SC Code 27-410-410)	\$
	\$
	\$
TOTAL	\$ 2,587.00

(Copies of bills, papers or other proof of any of the above accounts should be attached to this document.)

Sworn to before me, this August

day of 11th, 2025

Magistrate or Notary Public of
South Carolina

My Commission Expires: 10/17/2033

Briana Harris
Plaintiff/Defendant
(or his attorney)

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Zakeyah Scott,

Plaintiff,

vs.

Colonial Pointe and Green Alpha
Property Management,

Defendants.

RECEIVED

2025CV4010601477

Civil Case Number

AUG 06 2026

IN THE MAGISTRATE'S COURT

SC Court of Appeals

RECEIVED ORDER

AUG 06 2026

S.C. SUPREME COURT

Zakeyah Scott (Plaintiff) filed a summons and complaint against Green Alpha Property Management and Colonial Pointe (Defendants) on several grounds. After proper service, Defendants did not timely answer. On April 21, 2026, I held a default hearing on this matter and then took this matter under advisement. I now award Plaintiff \$1,750 in this default action.

Findings of Fact

Plaintiff entered into a lease agreement with Defendants (Plaintiff's Exhibit # 1). The lease term was from February 22, 2025, until February 28, 2026 (Plaintiff's Exhibit # 1). Plaintiff's monthly rent was \$999, and she paid a security deposit of \$350 (Plaintiff's Exhibit # 1). In 2025, Plaintiff submitted several work orders for the apartment (Plaintiff's Exhibit # 6). Plaintiff complained of pest infestation, specifically rodents, mold, leaks, and holes in the wall (Plaintiff's Exhibits # 5-6). According to Plaintiff, Defendants always closed out the work orders without making repairs. Plaintiff even lost some of her personal belongings as a result of these issues. At some point, Plaintiff's apartment was burglarized.

Around September 4, 2025, Plaintiff was a victim in a domestic violence incident involving her child's father at the apartment. On September 8, 2025, Plaintiff asked Defendants to transfer her to a new unit pursuant to the federal Violence Against Women Act (VAWA). In response, Defendants gave Plaintiff the option to terminate the lease agreement. Defendants also requested Plaintiff pay off her outstanding balance (Plaintiff's Exhibit # 2). Wateree paid off Plaintiff's balance of \$2,466.80 on September 23, 2025 (Plaintiff's Exhibit # 4). Plaintiff vacated the unit on September 30, 2025.

On October 1, 2025, Tara Serrevain sent Plaintiff an email with an itemized letter regarding Plaintiff's outstanding balance (Plaintiff's Exhibit # 7). According to the letter,

17-4 pages

1/3 DME

Plaintiff owed \$5,093.80 (Plaintiff's Exhibit # 7).¹ Defendants sent an updated letter on October 3, 2025, adding an early termination fee of \$1,998 (Plaintiff's Exhibit # 7). Plaintiff submitted the VAWA form to Defendants in early October 2026. Defendants then removed the early termination fee and October's rent (Plaintiff's Exhibit # 7).

Conclusions of Law

VAWA

First, Plaintiff argues Defendants violated her rights under VAWA as a victim of domestic violence. Pursuant to VAWA, the Department of Housing and Urban Development (HUD) handles any federal complaints regarding VAWA violations. *See Violence Against Women Act of 2013*, Pub. L. No. 113-4, 127 Stat. 101. Accordingly, I do not have the authority to determine whether Defendants violated VAWA. However, I note this court can consider VAWA protections for eviction actions. Since no eviction is pending in this matter, those VAWA provisions are not applicable here.

Security Deposit

Second, Plaintiff argues Defendants wrongfully withheld her security deposit. I disagree. Section 27-40-410 of the South Carolina Code Ann. (2007) requires a landlord to return the security deposit minus any deductions and an itemized list of deductions within thirty days of termination of the tenancy or the demand by the tenant, whichever is later. Here, Plaintiff vacated on September 30, 2026, and Defendants sent her an email itemizing the deductions on October 1, 2026. Plaintiff and Defendants then sent several emails discussing the charges, and Defendants adjusted some of the charges after these discussions. Accordingly, I find Defendants properly complied with the security deposit statute. *See S.C. Code Ann. § 27-40-410 (b)* (providing tenant is entitled to the money in the amount of three times the amount wrongfully withheld). Nonetheless, I find Plaintiff is entitled to her security deposit because she had a zero balance after Wateree's payment.

Breach of Lease and Failure to Maintain Premises

Third, Plaintiff argues Defendants violated their lease agreement and the Residential Landlord Tenant Act (RLTA) by failing to maintain the premises in a safe and habitable

¹ In reviewing the two itemized letters, there are some inconsistencies in the calculations. I calculated the outstanding balance as partial July's rent, full August and September's rent, plus the late fees. This amount equaled the amount paid by Wateree.

condition. I agree. Section 27-40-440(a)(2) of the South Carolina Code requires a landlord to "make all repairs and do whatever is reasonably necessary to put and keep the premises in a fit and habitable condition . . ." While I find Defendants are not responsible for any damages arising out of the burglary, I find Defendants are responsible for the failure to timely address the other issues. Here, neither party disputed the concerning rodent infestation. Additionally, Plaintiff presented evidence of Defendants' failure to make repairs regarding leaks, holes, and mold. There is no doubt these conditions impacted the habitability of the apartment.

Moreover, I find Plaintiff took the appropriate steps to communicate with Defendants about the issues, and Defendants failed to respond timely. Although Plaintiff sought damages for her personal belongings, I find she presented no evidence of those damages. However, I find Plaintiff presented evidence of her monthly rental payments until July 2025. Accordingly, I award Plaintiff \$350 in damages for those four months – April, May, June, and July. Thus, I find Plaintiff is entitled to \$1,400.

General Negligence

Finally, Plaintiff argues she is entitled to damages for emotional distress because Defendants were negligent. I disagree. "To prevail in an action founded in negligence, the plaintiff must establish three essential elements: (1) a duty of care owed by the Defendants to the plaintiff; (2) a breach of that duty by a negligent act or omission; and (3) damage proximately caused by a breach of duty." *Hinds v. Elms*, 358 S.C. 581, 585, 595 S.E.2d 855, 857 (Cl. App. 2004). In this case, I find Plaintiff failed to establish a general negligence claim. Furthermore, I find Plaintiff brought the appropriate claims under the RLTA.

Accordingly, I award Plaintiff damages in the amount of \$1,750 plus \$90 in court costs.

IT IS SO ORDERED.

Date:

5/18/20e



The Hon. Barbara Wofford-Kanwat
Lykesland Magistrate
1403 Caroline Road
Columbia, SC 29209
(803) 576-2500 Office
woffordkanwat@richlandcountysc.gov

2025CV4010601477

CIVIL CASE NUMBER

STATE OF SOUTH CAROLINA

COUNTY OF Richland

IN THE MAGISTRATE'S COURT

Zakeyah A. Scott

PLAINTIFF

1108 May Oak Cir

STREET ADDRESS

Columbia, SC, 29229

CITY, STATE ZIP

803-922-6431

TELEPHONE

COMPLAINT

Colonial Pointe, Green Alpha

DEFENDANT(S)

7648 Garners Ferry Rd

STREET ADDRESS

Columbia, SC, 29209

CITY, STATE ZIP

803 941 5435

TELEPHONE

741 Merritt Capital Drive Ste #104
Wake Forest, NC 27587
(919) 239-4711

Zakeyah Scott

the plaintiff in this civil action do make the following claims:

1. I believe the defendant, Colonial Pointe Apartments
Green Alpha Property Mgt. is a resident of
Richland County County, and resides at 7648 Garners Ferry Rd
within Judge _____ which is
in Richland County.

is a resident of
which is
's magisterial jurisdiction or this Complaint is properly filed

2. I make this complaint on the following:

The defendants, Colonial Pointe, Green Alpha Property Mgt., failed to
maintain in my rental unit in a safe and habitable condition. Despite
repeated reports of serious issues including mold, water leaks, pest infestation, or
broken security features, the defendant neglected to make necessary repairs.

(Attached supplement if necessary.)

I believe, because of the above information, that I am entitled to and do request a judgment
for \$ 7,500 and/or other relief as below requested:

including any costs resulting in this action.

I state under penalty of perjury that the above is correct and truthful, except those based on my
information and belief.

Dated: 10-08-2025

Zakeyah Scott
Signature of Plaintiff (or his attorney)