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Sep 14 2026

SC Court of Appeals

THE STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS
[IN THE SUPREME COURTS]

APPEAL FROM YORK COUNTY
Court of common pleas

William Mckinnon, Circuit Judge

Case No. 2026-CP-46-01040

Appellate Case No.2026-001920

Fort Mill Housing Authority

Respondent,

V

Lakeisha Miles

Appellant.

- -----
Respondent's Return To Motion to Stay
- -----

I, Lakeisha Miles, respectfully submit this response in support of my Motion to Stay and request that the Court consider Payment Statements received from fort mill housing, documents, correspondence, and other evidence relevant to the underlying eviction matter.

I contend that substantial issues remain concerning the amount allegedly owed, payments received and credited by Fort Mill Housing Authority, the accuracy of rent statements, and whether the eviction was properly maintained before and after payments were received. Also on the rule to vacate the months alleged by landlord to be due were (December and January) eviction was filed February 11th 2026. Those months were changed.

1. Documents and Evidence Were Submitted During the Magistrate Court Proceedings

During the hearing in Fort Mill Magistrate Court, I submitted several documents and attempted to present evidence concerning my payments, rent statements received and signed by landlord correspondence, and communications with Fort Mill Housing Authority.

I contend that the documents were not fully reviewed or considered before the ruling was entered against me. The Court record and correspondence from the court assistant indicate that documents submitted by email were received. The court assistant responded to my email hours before hearing stating, “email received.”

This is significant because the Rule of Ejection reportedly indicates that no documents were submitted. I respectfully request that the Court review the actual correspondence and documentation demonstrating that evidence was submitted and received During the first court hearing. Judge wood was very bias and due to the relationship that him and the landlord has he refused to review evidence made bias remarks towards me “I’m not looking at the documents” I repeatedly told him about the documents that were submitted “she think she’s going to get out of this eviction” “ Continued being sarcastic and bias about me staying in “low income/public housing”. The original amount claimed due by landlord as stated in email was \$771. Before Eviction was filed on February 12. I also attempted to request transcript with case number it states none found.

Judge wood as stated that no type of payment was received since 12/30 which is incorrect, several payment were refused as stated in email from director.

2. Payments Were Made and Funds Were Received by Fort Mill Housing Authority

A substantial issue in this matter concerns payments that were made to Fort Mill Housing Authority. The original “alleged” eviction months were December and January. However, payments were subsequently made based off statements received and funds were held by Fort Mill Housing Authority. The February and March amounts were not included in the Rule to Vacate that initiated the proceeding, and I was not properly served with a Rule identifying those months or given the required opportunity to contest them before they were used as the basis for the eviction. Also want to mention that under hud tentant guidelines you have 30 days from the 10 if each month rent is due until a eviction can be filed EXAMPLE (January 10 through February 10 on this day eviction can be filed)

(Paragraph 15b) On the emails attached you'll see documents and emails from fort milling housing refusing payments, there was never a refusal to pay. Even after the email communication, she intended that I come to court, which under HUDs rules if rent is paid before the initial court hearing rule to vacate is dismissed. Also refused to add several money orders provided to her on my account. An email from Executive Director Elizabeth indicates that Fort Mill Housing Authority received a total of \$1,007, not including \$464 that had been referenced throughout the December, January, and February rent statements.

During the bond hearing, evidence was presented showing that Fort Mill Housing Authority had possession of the \$1,007 and that the amount had not been properly applied to my account at that time which was towards the months claim that was due. I respectfully contend that these payments are directly relevant to whether the alleged rent balance existed and whether the eviction should have continued in its original form.

3. Bond Payment and Additional Payment Posted to the Account

On April 7, I paid \$4,343 as the "alleged" bond amount required to stay. The original amount claimed due by landlord as stated in email was \$771. Before Eviction was filed.

On that same date, an additional \$1,007 that had previously been held by Fort Mill Housing Authority was posted to my account by the landlord.

These payments should be considered when determining whether there remains a valid basis for eviction and whether the judgment accurately reflects the actual payment history.

I have also made additional payments as directed.

I further dispute the landlord's representation to its attorney that no payment was made for September, because I have documentation showing other wise. Due to fort milling housing office being closed every Friday and a holiday took place Monday the payment was made on the next business day On 9/8/2026.

4. Rent Statements and Payment Records Contain Disputed Information

I have received multiple rent statements that I contend contain inaccurate information concerning amounts owed, dates payments were received, and payments credited to my account.

These discrepancies are important because the amount allegedly owed is the basis for the eviction proceeding. From according to September 2025 statements received through march 2026 I've paid fort mill housing authority 7,834. I request that the Court consider

the original payment records, rent statements, emails, and other documentation rather than relying solely upon statements made by the landlord or its counsel.

6. HUD Lease and Rent Requirements

Because this property is operated under a HUD/public-housing program, I contend that the applicable HUD regulations, lease provisions, and payment requirements must be considered when determining whether the eviction was properly pursued.

I further contend that Fort Mill Housing Authority has repeatedly provided rent statements containing inconsistent or incorrect amounts and has failed to properly credit payments. On the lease it states “ that tenant is not required to reimburse the landlord for undercharges caused solely by the landlord’s failure to follow HUDs procedures for computing rent or assistance payments “ (Paragraph 17) . I repeatedly provided documentation identifying and attempting to correct the discrepancies, I became increasingly concerned about whether these were truly inadvertent mistakes or whether there was some intentional conduct or improper activity occurring. I am not making a conclusion that fraud occurred; however, the repeated nature of the errors, despite my efforts to correct them to continuously occur, raises serious concerns that I believe should be investigated and addressed.

On the lease provided during both court hearings it also states, Once the landlord starts an eviction based on a termination notice, the landlord is supposed to rely on the specific grounds stated in that termination notice—not introduce completely different grounds later. (Paragraph 22-F)as noted on the lease, the original rule to vacate doesn’t include (violation of lease nor a payment amount that was due, which changed during the court hearing.

I request that the Court review the applicable lease provisions and HUD requirements together with the actual statement documents before allowing the eviction to proceed. Along with landlord agreements and emails Received, that should be followed.

7. Disputed Income-Reporting Allegations /landlord harassment/retaliation (CURRENTLY)

Fort Mill Housing Authority currently has also falsely provided correspondence indicating that I failed to report employment or income. Which is false and intended to use as a lease violation towards me. Since this appeal has been filed I have been falsely accused and received harassment correspondence

I dispute this allegation.

(Document below listed #7 with email attached)

I have email correspondence demonstrating that I reported the employment/income information and communicated with Fort Mill Housing Authority regarding the change. I also contacted the landlord by telephone to provide updated information.

Accordingly, I request that the Court consider the actual correspondence and dates of reporting rather than relying upon an inaccurate statement that the income was never reported and a bias statement toward me.

8. Continuing Disputes Regarding Communication and Account Accuracy

Under South Carolina law (S.C. Code § 27-40-910), it is strictly illegal for a landlord to retaliate against tenant by altering documents, falsifying correspondence, decreasing services, or falsely attempting to eviction after you have exercised your tenant legal rights.

Since the change in executive director leadership at Fort Mill Housing Authority, I have experienced several problems with correspondence. There is no clear or available contact person to address these issues or hold the Housing Authority accountable. The numbers provided to me for hud are disconnected or no answer. This has made it difficult for me to resolve problems, make complaints and has been unfair to tenants. Fort Mill Housing has Repeated lease violation, Refused to follow several guideline and violated tenant rights under Hud's Guidelines. Once reported to fort mill housing it's always only "mistakes can be made". I asked that this is also concerned.

Date:9/14/2026

S/ Lakeisha Miles

Lakeisha miles

205 Anderson St, fort mill Sc, 29715

Phone: 803-370-9135,

Email: Lakeishamiles91@gmail.com

Appellant

Other Respondent/Counsel of record:

Fort mill housing/W. chaplin Spencer

Address: P.O Box 790,Rock hill Sc, 29731

Phone:803-327-7191 Respondent/Attorney for respondent



MODEL LEASE FOR SUBSIDIZED PROGRAMS

1. Parties and Dwelling Unit

The parties to this Agreement are the Housing Authority of Fort Mill, referred to as the Landlord, and Lakeisha Miles, referred to as the Tenant.

The Landlord leases to the Tenant(s) unit number 205 , located at 205 Anderson St., Fort Mill, SC 29715 in the project known as Anderson Place.
2. Length of Time (Term)

The initial term of this Agreement shall begin on 7/13/2022 and end 365 days later.

After the initial term ends, the Agreement will continue for successive terms of one year each unless automatically terminated as permitted by paragraph 23 of this Agreement.
3. Rent:

The Tenant agrees to pay \$218.00 for the partial month ending on the last day of the month. After that, Tenant agrees to pay a rent of \$364.00 per month. This amount is due on the first (1) day of the month at 105 Bozeman Drive, P.O. Box 220, Fort Mill, SC 29716.

The Tenant understands that this monthly rent is less than the market (unsubsidized) rent due on this unit. This lower rent is available either because the mortgage on this project is subsidized by the Department of Housing and Urban Development (HUD) and/or because HUD makes monthly payments to the Landlord on behalf of the Tenant. The amount, if any, that HUD makes available monthly on behalf of the Tenant is called Tenant Assistance Payment and is shown on the "Assistance Payment" line of the Owner's Certification of Compliance with HUD's Tenant Eligibility and Rent Procedures form which is Attachment No. 1 to this Agreement.
4. Changes in the Tenant's Share Of the Rent:

The Tenant agrees that the amount of rent the Tenant pays and/or the amount of assistance that HUD pays on behalf of the Tenant may be changed during the term of this Agreement if:

 - a. HUD or the Contract Administrator (such as a Public Housing Agency) determines, in accordance with HUD procedures, that an increase in rents is needed;
 - b. HUD or the Contract Administrator changes any allowance for utilities or services considered in computing the Tenant's share of the rent;
 - c. The income, the number of persons in the Tenant's household or other factors considered in calculating the Tenant's rent change and HUD procedures provide that the Tenant's rent or assistance payment be adjusted to reflect the change;
 - d. Changes in the Tenant's rent or assistance payment are required by HUD's recertification or subsidy termination procedures.
 - e. HUD's procedures for computing the Tenant's assistance payment or rent change; or
 - f. The Tenant fails to provide information on his/her income, family composition or other factors as required by the Landlord.

The Landlord agrees to implement changes in the Tenants rent or Tenant assistance payment only in accordance with the time frames and Administrative Procedures set forth in HUD's handbooks, instructions and regulations related to administration of multifamily subsidy programs. The Landlord agrees to give the Tenant at least 30 days advance written notice of any increase in the Tenant's rent except as noted in paragraphs 11, 15 or 17. The Notice will state the new amount the Tenant is required to pay, the date the new amount is effective, and the reasons for the change in rent. The notice will also advise the Tenant that he/she may meet with the Landlord to discuss the rent change.

5. Charges for Late Payments and Returned Checks:

If the Tenant does not pay the full amount of the rent shown in paragraph 3 by the end of the 5th day of the month, the Landlord may collect a fee of \$5 on the 6th day of the month. Thereafter, the Landlord may collect \$1 for each additional day the rent remains unpaid during the month it is due. The Landlord may not terminate this Agreement for failure to pay late charges, but may terminate this Agreement for non-payment of rent, as explained in paragraph 23. The Landlord may collect a fee of \$25.00 on the second or any additional time a check is not honored for payment (bounces). The charges discussed in this paragraph are in addition to the regular monthly rent payable by the Tenant.

6. Condition of Dwelling Unit

By signing this Agreement, the Tenant acknowledges that the unit is safe, clean and in good condition. The Tenant agrees that all Appliances and equipment in the unit are in good working order, except as described on the Unit Inspection Report which is Attachment No.2 to this Agreement. The Tenant also agrees that the Landlord has made no promises to decorate, alter, repair or improve the unit, except as listed on the Unit Inspection Report.

7. Charges for Utilities and

The following charts describe how the cost of utilities and services related to occupancy of the unit will be paid. The Tenant agrees that these charts accurately describe the utilities and services paid by the Landlord and those paid by the Tenant.

- a. The Tenant must pay for the utilities in column (1). Payments should be made directly to the appropriate utility company. The items in column (2) are included in the Tenant's rent.

(1)		(2)
Put "X" by any Utility Tenant Pays directly	Type of Utility	Put "X" by any Utility Included in Tenant Rent
Nature Trail Crossing I		
<u> X </u>	Heat (York County Gas)	<u> </u>
<u> X </u>	Lights, Electric (Duke)	<u> </u>
<u> X </u>	Cooking (York County Gas)	<u> </u>
<u> </u>	Water	<u> X </u>
<u> X </u>	Water Heater (York Gas)	<u> X </u>
<u> </u>	Trash / Dumpster	<u> X </u>
Nature Trail Crossing II		
<u> X </u>	Heat (York County Gas)	<u> </u>
<u> X </u>	Lights, Electric (Duke)	<u> </u>
<u> X </u>	Cooking (York County Gas)	<u> </u>
<u> </u>	Water	<u> X </u>
<u> X </u>	Water Heater (York Gas)	<u> X </u>
<u> </u>	Trash / Dumpster	<u> X </u>

Harris Hills (Rea Circle, Morgan Street, Harris Street)

<u> X </u>	Heat (York County Gas)	<u> </u>
<u> X </u>	Lights, Electric (Duke)	<u> </u>
<u> X </u>	Cooking (York County Gas)	<u> </u>
<u> X </u>	Water (Town of Fort Mill)	<u> </u>
<u> X </u>	Water Heater (York Gas)	<u> X </u>
<u> X </u>	Trash / Dumpster (Town)	<u> </u>

Anderson Place

<u> X </u>	Heat (Duke Energy)	<u> </u>
<u> X </u>	Lights, Electric (Duke)	<u> </u>
<u> X </u>	Cooking (York County Gas)	<u> </u>
<u> X </u>	Water (Town of Fort Mill)	<u> </u>
<u> X </u>	Water Heater (York Gas)	<u> X </u>
<u> X </u>	Trash / Dumpster (Town)	<u> </u>

- b. The Tenant agrees to pay the Landlord the amount shown in column (3) on the date the rent is due. The Landlord certifies that HUD had authorized him/her to collect the type of charges shown in column (3) and that the amounts shown in column (3) do not exceed the amounts authorized by HUD.

(3)

Show \$ Amount Tenant
Pays to Landlord in
Addition to Rent

Parking	\$ <u> </u>
Water Heater	\$ <u> </u>
<u> </u>	\$ <u> </u>
<u> </u>	\$ <u> </u>

8. Security Deposits: The Tenant has deposited \$\$577.00 with the Landlord. The Landlord will hold This security deposit for the period the Tenant occupies the unit. After the Tenant has moved from the unit, the Landlord will determine whether the Tenant is eligible for a refund of any or all of the security deposit. The amount of the refund will be determined in accordance with the following conditions and procedures.

- The Tenant will be eligible for a refund of the security deposit only if the Tenant provided the Landlord with the 30-day written notice of intent to move required by paragraph 23, unless the Tenant was unable to give the notice for reasons beyond his/her control.
- After the Tenant has moved from the unit, the Landlord will inspect the unit and complete another Unit Inspection Report. The Landlord will permit the Tenant to participate in the inspection, if the Tenant so requests.
- The Landlord will refund to the Tenant the amount of the security deposit plus interest computed at zero%, beginning first day after closing on RAD less any amount needed to pay the cost of:
 - Unpaid Rent;
 - Damages that are not due to normal wear and tear and are not listed on the Unit Inspection Report;
 - Charges for late payment of rent and returned checks, as described in paragraph 5; and
 - Charges for unreturned keys, as described in paragraph 9.
- The Landlord agrees to refund the amount computed in paragraph 8c within thirty (30) days after the Tenant has permanently moved out of the unit, returned possession of the unit to the Landlord, and given his/her new address

- to the Landlord. The Landlord will also give the Tenant a written list of charges that were subtracted from the deposit. If the Tenant disagrees with the Landlord concerning the amounts deducted and asks to meet with the Landlord, the Landlord agrees to meet with the Tenant and informally discuss the disputed charges.
- e. If the unit is rented by more than one person, the Tenants agree that they will work out the details of dividing any refund among themselves. The Landlord may pay the refund to any Tenant identified in paragraph 1 of this Agreement.
 - f. The Tenant understands that the Landlord will not count the Security Deposit towards the last month's rent or towards repair charges owed by the Tenant in accordance with paragraph 10.

9. **Keys and Locks:** The Tenant agrees not to install additional or different locks or gates on any doors or Windows of the unit without the written permission of the Landlord. If the Landlord approves the Tenant's request to install such locks, the Tenant agrees to provide the Landlord with a key for each lock. When this Agreement ends, the Tenant agrees to return all keys to the dwelling unit to the Landlord. The Landlord may charge the Tenant \$6.00 for each key not returned.

Maintenance:

- a. The Landlord agrees to:

- (1) Regularly clean all common areas of the project;
- (2) Maintain the common areas and facilities in a safe condition;
- (3) Arrange for collection and removal of trash and garbage;
- (4) Maintain all equipment and appliances in safe and working order;
- (5) Make necessary repairs with reasonable promptness;
- (6) Maintain exterior lighting in good working order;
- (7) Provide extermination services, as necessary;
- (8) Maintain grounds and shrubs;

- b. The Tenant agrees to:

- (1) Keep the unit clean;
- (2) Use all appliances, fixtures and equipment in a safe manner and only for the purposes for which they are intended;
- (3) Not litter the grounds or common areas of the project;
- (4) Not destroy, deface damage or remove any part of the unit, common areas, or project grounds;
- (5) Give the Landlord prompt notice of any defects in the plumbing, fixtures, appliances, heating and cooling equipment or any other part of the unit or related facilities; and
- (6) Remove garbage and other waste from the unit in a clean and safe manner.

10. **Damages:** Whenever damage is caused by carelessness, misuse, or neglect on the part of the Tenant, his/her Family or visitors, the Tenant agrees to pay:

- a. The costs of all repairs and do so within 30 days after receipt of the Landlord's demand for the repair charges; and
- b. Rent for the period the unit is damaged whether or not the unit is habitable. The Tenant understands that HUD will not make assistance payments for any period in which the unit is not habitable. For any such period, the Tenant agrees to pay the HUD-approved market rent rather than the Tenant rent shown in paragraph 3 of this agreement.

11. **Restrictions on Alterations:** No alteration, addition, or improvements shall be made in or to the premises without the prior consent of the Landlord in writing. The Landlord agrees to provide reasonable accommodation to an otherwise eligible tenant's disability, including making changes to rules, policies, or procedures, and making and paying for structural alterations to a unit or common areas. The Landlord is not required to provide accommodations that constitute a fundamental alteration to the Landlord's program or which would pose a

substantial financial and administrative hardship. See the regulations at 24 CFR Part 8. In addition, if a requested structural modification does pose a substantial financial and administrative hardship, the Landlord must then allow the Tenant to make and pay for the modification in accordance with the Fair Housing Act.

**12. General
Restrictions:**

The Tenant must live in the unit and the unit must be the Tenant's only place of residence. The Tenant shall use the premises only as a private dwelling for himself/herself and the individuals listed on the Owner's Certification of Compliance with HUD's Tenant Eligibility and Rent Procedures, Attachment 1. The Tenant agrees to permit other individuals to reside in the unit only after obtaining the prior written approval of the Landlord. The Tenant agrees not to:

- a. Sublet or assign the unit, ore any part of the unit;
- b. Use the unit for unlawful purposes;
- c. Engage in or permit unlawful activities in the unit, in the common areas or on the project grounds;
- d. Have pets or animals of any kind in the unit without the prior written permission of the Landlord, but the landlord will allow the tenant to keep an animal needed as a reasonable accommodation to the tenant's disability, and will allow animals to accompany visitors with disabilities who need such animals as an accommodation to their disabilities; or
- e. Make or permit noises or acts that will disturb the rights or comfort of neighbors. The Tenant agrees to keep the volume of any radio, phonograph, television or musical instrument at a level which will not disturb the neighbors.

13. Rules: The tenant agrees to obey the House Rules which are Attachment No.3 to this Agreement. The Tenant agrees to obey additional rules established after the effective date of the Agreement if:

- a. The rules are reasonably related to the safety, care and cleanliness of the building and the safety, comfort and convenience of the Tenants; and
- b. The Tenant receives written notice of the proposed rule at least 30 days before the rule is enforced.

**14. Regularly Scheduled
Recertification**

Every year around ninety (90) days prior to the move in date, the Landlord will request The Tenant to report the income and composition of the Tenant's household and to supply any other information required by HUD for the purposes of determining the Tenant's rent and assistance payment, if any. The Tenant agrees to provide accurate statements of this information and to do so by the date specified in the Landlord's request. The Landlord will verify the information supplied by the Tenant and use the verified information to recompute the amount of the Tenant's rent and assistance payment, if any.

- a. If the Tenant does not submit the required recertification information by the date specified in the Landlord's request, the Landlord may impose the following penalties. The Landlord may implement these penalties only in accordance with the administrative procedures and time frames specified in HUD's regulations, handbooks and instructions related to the administration of multifamily subsidy programs.
 - (1) Required the Tenant to pay the higher, HUD-approved market rent for the unit.
 - (2) Implement any increase in rent resulting from the recertification processing without providing the 30 day notice otherwise required by paragraph 4 of this Agreement.
- b. The Tenant may request to meet with the Landlord to discuss any change in rent or assistance payment resulting from the recertification processing. If the Tenant requests such a meeting, the Landlord agrees to meet with the Tenant and discuss how the Tenant's rent and assistance payment, if any, were computed.

15. Reporting Changes Between Regularly Scheduled Recertification's:

- a. If any of the following changes occur, the Tenant agrees to advise the Landlord immediately.
 1. Any household member moves out of the unit.
 2. An adult member of the household who was reported as unemployed on the most recent certification or recertification obtains employment.
 3. The household's income cumulatively increases by \$200 or more a month.
- b. The Tenant may report any decrease in income or any change in other factors considered in calculating the Tenant's rent. Unless the Landlord has confirmation that the decrease in income or change in other factors will last less than one month, the Landlord will verify the information and make the appropriate rent reduction. However, if the Tenant's income will be partially or fully restored within two months, the Landlord may delay the certification process until the new income is known, but the rent reduction will be retroactive and the Landlord may not evict the Tenant for nonpayment of rent due during the period of the reported decrease and the completion of the certification process. The Tenant has thirty days after receiving written notice of any rent due for the above described time period to pay or the Landlord can evict for nonpayment of rent. (Revised 3/22/89)
- c. If the Tenant does not advise the Landlord of these interim changes, the Landlord may increase the Tenant's rent to the HUD-approved market rent. The Landlord may do so only in accordance with the time frames and administrative procedures set forth in HUD's regulations, handbooks and instructions on the administration of multifamily subsidy programs.
- d. The Tenant may request to meet with the Landlord to discuss how any change in income or other factors affected his/her rent or assistance payment, if any. If the Tenant requests such a meeting, the Landlord agrees to meet with the Tenant and explain how the Tenant's rent or assistance payment, if any, was computed.

16. Removal of Subsidy:

- a. The Tenant understands that assistance made available on his/her behalf may be terminated if events in either item 1 or 2 below occur. Termination of assistance means that the Landlord may make the assistance available to another Tenant and the Tenant's rent will be recomputed. In addition, if the Tenant's assistance is terminated because of criterion (1) below, the Tenant will be required to pay the HUD-approved market rent for the unit.
 1. The Tenant does not provide the Landlord with the information or reports required by paragraph 15 or 16 within 10 calendar days after receipt of the Landlord's notice of intent to terminate the Tenant's assistance payment.
 2. The amount the Tenant would be required to pay towards rent and utilities under HUD rules and regulations equals the Family Gross Rent shown on Attachment 1.
- b. The Landlord agrees to give the Tenant written notice of the proposed termination. The notice will advise the Tenant that, during the ten calendar days following the date of the notice, he/she may request to meet with the Landlord to discuss the proposed termination of assistance. If the Tenant requests a discussion of the proposed termination, the Landlord agrees to meet with the Tenant.
- c. Termination of assistance shall not affect the Tenant's other rights under this Agreement, including the right to occupy the unit. Assistance may subsequently be reinstated if the Tenant submits the income or other data required by HUD procedures, the Landlord determines the Tenant is eligible for assistance, and assistance is available.

 17. Tenant
Obligation
To repay:

If the tenant submits false information on any application, certification or request for interim adjustment or does not report interim changes in family income or other factors as required by paragraph 16 of this Agreement, and as a result, is charged a rent less than the amount required by HUD's rent formulas, the Tenant agrees to reimburse the Landlord for the difference between the rent he/she should have paid and the rent he/she was charged. The Tenant is not required to reimburse the Landlord for undercharges caused solely by the Landlord's failure to follow HUD's procedures for computing rent or assistance payments.

18. **Size of Dwelling** The Tenant understands that HUD requires the Landlord to assign units in accordance with the Landlord's written occupancy standards. These standards include consideration of unit size, relationship of family members, age and sex of family members and family preference. If the Tenant is or becomes eligible for a different size unit, and the required size becomes available The Tenant agrees to:
- a. Move within 30 days after the Landlord notifies him/her that unit of the required size is available within the project; or
 - b. Remain in the same unit and pay the HUD-approved market rent.
19. **Access by Landlord:**
- a. The landlord agrees to enter the unit only during reasonable hours, to provide reasonable advance notice of his/her intent to enter the unit, and to enter the unit only after receiving the Tenant's consent to do so, except when urgency situations make such notices impossible or except under paragraph © below.
 - b. The tenant consents in advance to the following entries into the unit:
 - (i) The tenant agrees to permit the Landlord, his/her agents or other persons, when authorized by the Landlord, to enter the unit for the purpose of making reasonable repairs and periodic inspections.
 - (ii) After the Tenant has given notice of intent to move, the Tenant agrees to permit the Landlord to show the unit to prospective tenants during reasonable hours.
 - c. If the Tenant moves before this Agreement ends, the Landlord may enter the unit to decorate, remodel, alter or otherwise prepare the unit for re-occupancy.
20. **Discrimination Prohibited:** The Landlord agrees not to discriminate based upon race, color, religion, creed, National origin, sex, age, familial status and disability.
21. **Change in Rental Agreement:** The Landlord may, with prior approval of HUD, change the terms and conditions of this agreement. Any changes will become effective only at the end of the initial term or a successive term. The Landlord must notify the Tenant of any change and must offer the Tenant a new Agreement or amendment to the existing Agreement. The Tenant must receive the notice at least 60 days before the proposed effective date of the change. The Tenant may accept the changed terms and conditions by signing the new Agreement or the amendment to the existing Agreement and returning it to the Landlord. The Tenant may reject the changed terms and conditions by giving the Landlord written notice the he/she intends to terminate the tenancy. The Tenant must give such notice at least 30 days before the proposed change will go into effect. If the Tenant does not accept the amended agreement, the Landlord may require the Tenant to move from the project, as provided in paragraph 23.
22. **Termination of Tenancy:**
- a. To terminate this Agreement, the Tenant must give the Landlord 30-days written notice before moving from the unit.
 - b. Any termination of this Agreement by the Landlord must be carried out in accordance with HUD regulations, State and local law, and the terms of this Agreement.
 - c. The Landlord may terminate this Agreement for the following reasons:
 - 1. the Tenant's material noncompliance with the terms of this Agreement;

2. the Tenant's material failure to carry out obligations under any State Landlord and Tenant Act;
3. drug related criminal activity engaged in on the premises, by any tenant, household member, or guest, and any such activity engaged in on the premises by any other person under the tenant's control;
4. determination made by the Landlord that a household member is illegally using a drug;
5. determination made by the Landlord that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents;
6. criminal activity by a tenant, any member of the tenant's household, a guest or another person under the tenant's control:
 - a. that threatens the health, safety or right to peaceful enjoyment of the premises by other residents (including property management staff residing on the premises); or
 - b. that threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises;
7. if the tenant is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that in the case of the State of New Jersey, is a high misdemeanor;
8. if the tenant is violating a condition of probation or parole under federal or State law;
9. determination made by the Landlord that a household member's abuse or pattern of abuse of alcohol threatens the health, safety, or right to peaceful enjoyment of the premises by other residents;
10. if the Landlord determines that the tenant, any member of the tenant's household, a guest or another person under the tenant's control has engaged in the criminal activity, regardless of whether the tenant, any member of the tenant's household, a guest or another person under the tenant's control has been arrested or convicted for such activity.

- d. The Landlord may terminate this Agreement for other good cause, which includes, but is not limited to, the tenant's refusal to accept change to this agreement. Terminations for "other good cause" may only be effective as of the end of any initial or successive term.

The term material noncompliance with the lease includes: (1) one or more substantial violations of the lease; (2) repeated minor violations of the lease that (a) disrupt the livability of the project; (b) adversely affect the health or safety of any person or the right of any tenant to the quiet enjoyment to the leased premises and related project facilities, (c) interfere with the management of the project, or (d) have an adverse financial effect on the project (3) failure of the tenant to timely supply all required information on the income and composition, or eligibility factors, of the tenant household (including, but not limited to, failure to meet the disclosure and verification requirements for Social Security Numbers, or failure to sign and submit consent forms for the obtaining of wage and claim information from State Wage Information Collection Agencies), and (4) Non-payment of rent or any other financial obligation due under the lease beyond any grace period permitted under State law. The payment of rent or any other financial obligation due under the lease after the due date but within the grace period permitted under State law constitutes a minor violation.

- d. If the Landlord proposes to terminate this Agreement, the Landlord agrees to give the Tenant written notice and the grounds for the proposed termination. If the Landlord is terminating this agreement for "other good cause," the termination notice must be mailed to the Tenant and hand-delivered to the dwelling unit in the manner required by HUD at least 30 days before the date the Tenant will be required to move from the unit and in accordance with State law requirements. Notices of proposed termination for other reasons must be

given in accordance with any time frames set forth in State and local law. Any HUD-required notice period may run concurrently with any notice period required by State or local law. All termination notices must:

- specify the date this Agreement will be terminated;
- state the grounds for termination with enough detail for the Tenant to prepare a defense;
- advise the Tenant that he/she has 10 days within which to discuss the proposed termination of tenancy with the Landlord. The 10-day period will begin on the earlier of the date the notice was hand-delivered to the unit or the day after the date the notice is mailed. If the Tenant requests the meeting, the Landlord agrees to discuss the proposed termination with the tenant; and
- advise the Tenant of his/her right to defend the action in court

f. If an eviction is initiated, the Landlord agrees to rely only upon those grounds cited in the termination notice required by paragraph e.

23. Hazards: The Tenant shall not undertake, or permit his/her family or guests to undertake, any hazardous acts or do anything that will increase the project's insurance premiums. Such action constitutes a material non-compliance. If the unit is damaged by fire, wind, or rain to the extent that the unit cannot be lived in and the damage is not caused or made worse by the Tenant, the Tenant will be responsible for rent only up to the date of the destruction. Additional rent will not accrue until the unit has been repaired to a livable condition.
24. Penalties for Submitting False Information: Knowingly giving the Landlord false information regarding income or other factors considered in determining Tenant's eligibility and rent is a material noncompliance with the lease subject to termination of tenancy. In addition, the Tenant could become subject to penalties available under Federal law. Those penalties include fines up to \$10,000.00 and imprisonment for up to five years.
25. Contents of this Agreement: This Agreement and its Attachments make up the entire agreement between the Landlord and the Tenant regarding the unit. If any Court declares a particular provision of this Agreement to be invalid or illegal, all other items of this Agreement will remain in effect and both the Landlord and the Tenant will continue to be bound by them.
26. Attachments to the Agreement: The Tenant certifies that he/she has received a copy of this Agreement and the following Attachments to this Agreement and understands that these Attachments are part of this Agreement.
- a. Attachment No. 1 – Owner's Certification of Compliance with HUD's Tenant Eligibility and Rent procedures, form HUD-50059
 - b. Attachment No. 2 – Unit inspection Report.
 - c. Attachment no. 3 – House Rules (if any).
27. Tenant's right to organize: Landlord agrees to allow tenant and tenant organizers to conduct on the property the activities related to the establishment or operation of a tenant organization set out in accordance with HUD requirements.
28. Tenant Income Verification: The Tenant must promptly provide the Landlord with any letter or other notice by HUD to a member of the family that provides information concerning the amount or verification of family income in accordance with HUD requirements.
29. The lease agreement will terminate automatically, if the Section 8 Housing Assistance contract terminates for any reason.

30. Signatures:

Tenant
By: *Deborah Mule*
1.(w) _____
2.(w) _____
3.(w) _____
Landlord
BY: *Deborah Mule*
1.(w) _____

07/13/22
Date Signed
____/____/____
Date Signed
____/____/____
Date Signed

7/13/22
Date Signed

Public reporting burden – HUD is not requesting approval of any burden hours for the model lease since use of leases are a standard business practice in the housing rental industry. This information is required to obtain benefits. The request and required supporting documentation are sent to HUD or the Contract Administrator (CA) for approval. The lease is a contract between the owner of the project and the tenant(s) that explains the terms for residing in the unit. Leases are a standard business practice in the housing rental industry.. Owners are required to use the HUD model lease which includes terms normally covered by leases used in the housing rental industry plus terms required by HUD for the program under which the project was built and / or the program providing rental assistance to the tenants.

This information is authorized by 24 CFR 5.360, 236.750, 880.606, 883.701, 884.215, 886.127, 891.625 and 891.765 cover lease requirements and provisions. This information is considered non-sensitive and does not require any special protection.

House Rules: Addendum A – Resident Procedural Rights

The information provided below must be included as part of the House Rules for the associated project and evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

a. Termination Notification. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects converting assistance under RAD, that supplement notification requirements in regulations at 24 CFR § 880.607 and the Multifamily HUD Model Lease.

iii. Termination of Tenancy and Assistance. The termination procedure for RAD conversions to PBRA will additionally require that PHAs (as owners) provide adequate written notice of termination of the lease which shall not be less than:

- A reasonable period of time, but not to exceed 30 days:
 - If the health or safety of other tenants, owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - In the event of any drug-related or violent criminal activity or any felony conviction; or
- 14 days in the case of nonpayment of rent.

iv. Termination of Assistance. In all other cases, the requirements at 24 CFR § 880.603, the Multifamily HUD Model Lease, and any other HUD multifamily administrative guidance shall apply.

b. Grievance Process. In addition to program rules that require that tenants are given notice of covered actions under 24 CFR Part 245 (including increases in rent, conversions of a project from project-paid utilities to tenant-paid utilities, or a reduction in tenant paid utility allowances), HUD is incorporating resident procedural rights to comply with the requirements of section 6 of the Act. RAD will require that:

v. Residents be provided with notice of the specific grounds of the proposed owner adverse action, as well as their right to an informal hearing with the PHA (as owner);

- vi. Residents will have an opportunity for an informal hearing with an impartial member of PHA's staff (as owner) within a reasonable period of time;
- vii. Residents will have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by the owner as the basis for the adverse action. With reasonable notice to the PHA (as owner), prior to hearing and at the residents' own cost, resident may copy any documents or records related to the proposed adverse action; and
- viii. PHAs (as owners) provide the resident with a written decision within a reasonable period of time stating the grounds for the adverse action, and the evidence the PHA (as owner) relied on as the basis for the adverse action.

The PHA (as owner) will be bound by decisions from these hearings, except if the:

- iii. Hearing concerns a matter that exceeds the authority of the impartial party conducting the hearing.
- iv. Decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law.

Attachment 1E – House Rules Addendum for PBRA Conversions

If the PHA (as owner) determines that it is not bound by a hearing decision, the PHA must promptly notify the resident of this determination, and of the reasons for the determination.

STATE OF SOUTH CAROLINA)

COUNTY OF YORK)

2026CV4610400192

CIVIL CASE NUMBER

MAGISTRATE'S COURT

RULE TO VACATE OR SHOW CAUSE (EVICTION)

Housing Authority Of Fort Mill
105 Bozeman Drive
Fort Mill, SC 29715

P O Box 220

Phone: (803) 547-6787

Vs

Lakeisha Miles
205 Anderson Street
Fort Mill, SC 29715

PLAINTIFF(S)

Phone: (803) 370-9135

TO Lakeisha Miles : Housing Authority Of Fort Mill is asking this Court to evict you from the property located at 205 Anderson Street Fort Mill, SC 29715 because they claim that:

DEFENDANT(S)

☒ You have failed to pay rent when due or demanded in the amount of \$.

☐ The terms of your tenancy or occupancy have ended.

☐ You have violated the terms or conditions of your lease by:

You the defendant(s) and lessee(s) of the premises listed at the address listed above, and all others, are ordered to vacate the premises immediately pursuant to S.C. Code Ann. §27-37-10 OR contact the:

Fort Mill Magistrate
120 E Elliott Street
Fort Mill, SC 29715
(803) 547-5572, FAX 8035476344

within ten (10) days of receiving this notice, for the purpose of scheduling a hearing to show why you should not be evicted from these premises.

FAILURE TO VACATE THE PREMISES OR RESPOND WITHIN TEN (10) DAYS MAY RESULT IN THE ISSUANCE OF A WRIT OF EJECTMENT.

02/12/2026

Judge, Fort Mill Magistrate

Personally appeared before me, the undersigned deponent, being duly sworn, , says s/he is a person over 18 years of age, not a party or attorney in this action and s/he to serve the Rule to Vacate or Show Cause on Lakeisha Miles on the following dates/times:

DATE TIME INITIALS

DATE OF SERVICE

TIME OF SERVICE

FEB 13 2026 0835 PM

SETTLED/DATE

VACANT/DATE

FEB 16 2026 1132 PM

PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT

3.

Sworn to and subscribed before me

This 16 day of Feb, 2026

NOTARY PUBLIC OR JUDGE

SIGNATURE OF SERVER

ON 02/16/2026 I DEPOSITED IN THE UNITED STATES MAIL IN AN ENVELOPE ADDRESSED TO THE DEFENDANT(S) ABOVE WITH FIRST CLASS POSTAGE AFFIXED THERETO, A COPY OF THIS DOCUMENT.

MAGISTRATE'S CLERK



Lakeisha Miles <lakeishamiles91@gmail.com>

Payment for august

Graham, Donna <Donna.Graham@yorkcountysc.gov>

Mon, Mar 23, 2026 at 11:45 AM

To: Lakeisha Miles <lakeishamiles91@gmail.com>, Fort Mill Filings <FortMillFilings@yorkcountysc.gov>

Good morning Ms. Miles,

We have received your email.

Have a great day!



York County Government
Excellence through Professionalism

Donna Graham**Court Specialist****Magistrate**

Donna.Graham@yorkcountysc.gov

P: 803-802-4879

www.YorkCountyGov.com

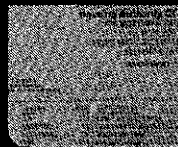
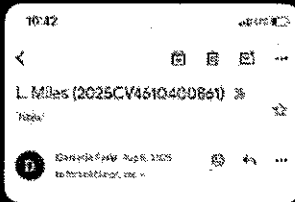
CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the intended recipient, you may not read, use, copy, or distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by reply e-mail or telephone immediately and destroy all copies of the original message. "Any information provided on this email, including any attachments, may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law."

[Quoted text hidden]

10:31



spoke with Ms. Elizabeth she said mistakes can be made which is true but as a member of management how can it be repeatedly made especially when it comes to my bills and money as a single mother.



Graham, Donna

Mar 23

to me, Fort ▾



Good morning Ms. Miles,

We have received your email.

Have a great day!



York County
Government
Excellence through

Donna Graham
Court Specialist
Magistrate

Donna.Graham@yorkcountysc.gov

P: 803-802-4879

www.YorkCountyGov.com



Reply

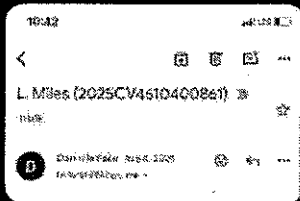


Forward



12:28

5G



Graham, Donna
Mar 23
to me, Fort ^



From Graham, Donna
Donna.Graham@yorkcountysc.gov

To Lakeisha Miles
lakeishamiles91@gmail.com
Fort Mill Filings
FortMillFilings@yorkcountysc.gov

Date Mar 23, 2026 at 11:49 AM



Standard encryption (TLS)
[Learn more](#)

Good morning Ms. Miles,
We have received your email.
Have a great day!



Reply



Forward



2



Important Notice

HUD has cancelled the
required 30-day notice
before eviction can be filed.
As of April 1, 2026, we will
only give the standard
14-day notice before
evictions are filed.



Lakeisha Miles <lakeishamiles91@gmail.com>

Follow-Up on Yesterday's Meeting

Elizabeth Little <elittle@fortmillhousing.com>
To: Lakeisha Miles <lakeishamiles91@gmail.com>
Cc: Danielle Faile <dfaile@fortmillhousing.com>

Thu, Feb 12, 2026 at 7:50 AM

Good morning,

We have already discussed in depth the past due balance on your rental account. On December 17, 2025, we met and made a agreement where we cancelled the eviction filing we had done in December 2025 and made an arrangement to allow you to catch up on your past due balance owed on that date which was \$1650.00. This arrangement was based on what you stated you could pay with each paycheck you received between our meeting and the end of January 2026. You were informed however that if the balance owed for January 2026 was not paid by 2/10/2026, we would be filing eviction again. Yesterday, when we spoke by telephone, I informed you that the money order you have provided since 12/17/2025 only amounted to \$1471.00, which is \$179.00 short of the balance owed at the end of December and does not include the \$562.00 in rent owed for January or any of the late fees for that month. It was agreed yesterday that we would not file the eviction against you if you paid \$771.00 before 5:00pm yesterday afternoon. This was the remainder owed for December, and the rent owed for January (not to include late fees). Since this was not done, we will be filing with the Magistrate Court today. I would encourage you to request a hearing with the Magistrate Court as is you right as part of this process.

Thank you,

Elizabeth Little

Elizabeth Little, PMIC, CPO
Executive Director
Housing Authority of Fort Mill/
Fort Mill Housing Services, Inc.
P.O. Box 220, 105 Bozeman Drive
Fort Mill, SC 29716
Ph: 803-431-2785
Fax: 803-548-2125
Email: elittle@fortmillhousing.com

[Quoted text hidden]

Follow-Up on Yesterday's Meeting

Summarize



Elizabeth Little

To: lakeishamiles91@gmail.com

Cc: Danielle Faile

You forwarded this message on 3/23/2026 9:34 AM.

Reply Reply All Forward

Thu 12/18/2025 7:40 AM

Good morning,

I wanted to send an email this morning to quickly recap the agreement we came to regarding your past due rent and fees and the eviction that was filed last week with the Fort Mill Magistrate. I also wanted to include Ms. Faile in the loop on what was decided. As of December 18, 2025, the balance on your account for rent and fees (no including your repayment agreement) is \$1650.00. **This one time only**, Danielle will contact the Magistrate Court to cancel the eviction filed last week. You will then pay \$452.00 on 12/26/2025, \$631.00 on 1/9/2026, and \$567.00 on 1/23/2026. This should catch up the balance owed through today, but you will still owe the daily late fee for December (will post when Dec rent is paid or at the end of the month whichever is soonest) and the rent and fees for January 2026. With this agreement, we will not file with the Magistrate if your rent for December is not paid by 1/10/2025. If you can pay the full outstanding balance remaining when you receive you pay on 2/6/2026, this will be before the we file with the Magistrate for the January 2026 rent. However, if any balance is owed for January or previous after 2/6/2026, we will file with the Magistrate for the January rent on around 2/10/2026. If you can receive an income tax return early next year, I would recommend that you use part of it to then catch up completely. This could eliminate any of this confusion in the future. Also, as stated, please keep copies of all your receipts. I am hopeful that this will allow you to get back on track. If you have any concerns in the future, please feel free to contact me.

Thank you,

Elizabeth Little

Elizabeth Little, PMIC, CPO
Executive Director
Housing Authority of Fort Mill/
Fort Mill Housing Services, Inc.
P.O. Box 220, 105 Bozeman Drive
Fort Mill, SC 29716
Ph: 803-431-2785
Fax: 803-548-2125
Email: elittle@fortmillhousing.com

A money order for \$464.00 was submitted and applied to your rent balance on 12/30/2025. On 1/18/2026, a money order was received from you in the amount of \$440.00. This money order was not applied to your rent balance because it was \$179.00 less than the \$631.00 you agreed to pay on 1/9/2026 according to the agreement from 12/17/2025. (This is counting for you paying \$12.00 more with the money order accepted and applied to your account on 12/30/2025. On 2/10/2025, we received two money orders totaling \$567.00 from you. This payment was also not applied to your rental account because the total received was still \$179.00 less than the amount you agreed to pay by the end of January. These money orders, totaling \$1,007.00 are still being held by the Housing Authority and have not been posted to your rental account.

I have spoken with the York County Magistrate Court – Fort Mill Office who stated that the outcome of yesterday's hearing was that you must vacate the property voluntarily and turn in keys for the unit at 205 Anderson Street, Fort Mill by 5 pm on 3/31/2025 or the Housing Authority will contact the Magistrate's office on 4/1/2026 to schedule a set-out of the home. The Housing Authority will abide by the court's decision. You may only appeal this through the York County court system.

Thank you,

Elizabeth Little

Elizabeth Little, PMIC, CPO
Executive Director

8:26



Elizabeth Little, PMIC, GPO

Executive Director
Housing Authority of Fort Mill
Fort Mill Housing Services, Inc.
P.O. Box 220, 105 Bazemans Drive
Fort Mill, SC 29716
Ph: 803-548-2125
Email: elittle@fortmillhousing.com

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Reply



Forward





UPS Store <store4411@gmail.com>

Fwd:

1 message

Lakeisha Miles <lakeishamiles91@gmail.com>
To: store4411@gmail.com

Wed, Sep 9, 2026 at 7:00 PM

----- Forwarded message -----

From: **Lakeisha Miles** <lakeishamiles91@gmail.com>
Date: Wed, Sep 9, 2026 at 6:49 PM
Subject: Fwd:
To: Lakeisha Miles <lakeishamiles91@gmail.com>

----- Forwarded message -----

From: **Elizabeth Little** <elittle@fortmillhousing.com>
Date: Wed, Mar 25, 2026 at 3:37 PM
Subject: RE:
To: Lakeisha Miles <lakeishamiles91@gmail.com>

Good afternoon,

At the time Danielle sent this to you on 10/6/2025, the statements were true in the fact that it had been 2 months since we received the payment on the balance, she did not go back in the history and count the number of payments received up to that point. While the full balance including the repayment was included in total owed in yesterday's email, the eviction is in regard to the rent for December 2025 – Present, and not the rent or repayment agreement amounts discussed in the email from 10/6/2025. As stated yesterday, the Housing Authority of Fort Mill will abide by the judge's decision in the matter.

Thank you,

Elizabeth Little

Elizabeth Little, PMIC, CPO
Executive Director
Housing Authority of Fort Mill/
Fort Mill Housing Services, Inc.
P.O. Box 220, 105 Bozeman Drive
Fort Mill, SC 29716
Ph: 803-431-2785

Follow-Up on Yesterday's Meeting

Summarize



Elizabeth Little

To: lakeishamiles91@gmail.com

Cc: Danielle Faile

Reply Reply All Forward

Thu 12/18/2025 7:40 AM

You forwarded this message on 3/23/2025 9:34 AM.

Good morning,

I wanted to send an email this morning to quickly recap the agreement we came to regarding your past due rent and fees and the eviction that was filed last week with the Fort Mill Magistrate. I also wanted to include Ms. Faile in the loop on what was decided. As of December 18, 2025, the balance on your account for rent and fees (no including your repayment agreement) is \$1650.00. **This one time only**, Danielle will contact the Magistrate Court to cancel the eviction filed last week. You will then pay \$452.00 on 12/26/2025, \$631.00 on 1/9/2026, and \$567.00 on 1/23/2026. This should catch up the balance owed through today, but you will still owe the daily late fee for December (will post when Dec rent is paid or at the end of the month whichever is soonest) and the rent and fees for January 2026. With this agreement, we will not file with the Magistrate if your rent for December is not paid by 1/10/2025. If you can pay the full outstanding balance remaining when you receive you pay on 2/8/2026, this will be before the we file with the Magistrate for the January 2026 rent. However, if any balance is owed for January or previous after 2/8/2026, we will file with the Magistrate for the January rent on around 2/10/2026. If you can receive an income tax return early next year, I would recommend that you use part of it to then catch up completely. This could eliminate any of this confusion in the future. Also, as stated, please keep copies of all your receipts. I am hopeful that this will allow you to get back on track. If you have any concerns in the future, please feel free to contact me.

Thank you,

Elizabeth Little

Elizabeth Little, PMIC, CPO
Executive Director
Housing Authority of Fort Mill/
Fort Mill Housing Services, Inc.
P.O. Box 220, 105 Bozeman Drive
Fort Mill, SC 29716
Ph: 803-431-2785
Fax: 803-548-2125
Email: elittle@fortmillhousing.com

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I have spoken with the York County Magistrate Court – Fort Mill Office who stated that the outcome of yesterday's hearing was that you must vacate the property voluntarily and turn in keys for the unit at 205 Anderson Street, Fort Mill by 5 pm on 3/31/2025 or the Housing Authority will contact the Magistrate's office on 4/1/2026 to schedule a set-out of the home. The Housing Authority will abide by the court's decision. You may only appeal this through the York County court system.

Thank you,

Elizabeth Little, PMIC, CPO
Executive Director
Housing Authority of Fort Mill/
Fort Mill Housing Services, Inc.
P.O. Box 220, 105 Bozeman Drive
Fort Mill, SC 29716
Ph: 803-431-2785
Fax: 803-548-2125
Email: elittle@fortmillhousing.com

[Quoted text hidden]

Lakeisha Miles <lakeishamiles91@gmail.com>
To: Elizabeth Little <elittle@fortmillhousing.com>
Cc: Danielle Faile <dfaile@fortmillhousing.com>

Thu, Feb 12, 2026 at 8:14 AM

Good Morning, Who can I speak with that's over you? Can you send their contact information please. I know we talked about this. This whole situation is not sitting well with me. I was able to find all paper that was received on this matter. Which I paid what was asked for on the statements.

[Quoted text hidden]

Elizabeth Little <elittle@fortmillhousing.com>
To: Lakeisha Miles <lakeishamiles91@gmail.com>

Thu, Feb 12, 2026 at 8:47 AM

Good morning,

As the Executive Director, those over me are the Board of Commissioners for the Agency. These are private citizens of the community that are appointment by the mayor to oversee the governance of the Housing Authority. As these are private citizens, I cannot give out their information. Our Board Meetings are open to the public, and the Board can be addressed at that time. Our next Board meeting will be held on April 6, 2026. You may also reach to the HUD Field Office that oversees the Housing Authority of Fort Mill's Multifamily Program. They can be reached by telephone at 404-331-5136. I would encourage that you request a hearing with the magistrate court.

[Quoted text hidden]

Lakeisha Miles <lakeishamiles91@gmail.com>
To: Store411@gmail.com

Tue, Mar 24, 2026 at 2:23 PM

[Quoted text hidden]

Lakeisha Miles <lakeishamiles91@gmail.com>
To: kedaziabarber@sclegal.org

Tue, Mar 24, 2026 at 5:02 PM

[Quoted text hidden]

Lakeisha Miles <lakeishamiles91@gmail.com>
To: Fort Mill Filings <FortMillFilings@yorkcountysc.gov>

Tue, Mar 24, 2026 at 7:50 PM

Housing Authority Of Fort Mill

105 BOZEMAN DRIVE

P. O. BOX 220

FORT MILL, SC 29716-0220

(803) 547-6787

STATEMENT

To: Miles, Lakeisha
205 Anderson St.
Fort Mill, SC 29715-0000

Date: 09/30/2025
Project: 36-9
Unit: 205
Tenant: 205-13

<u>Date</u>	<u>Ref No</u>	<u>Type</u>	<u>Comment</u>	<u>Amount</u>	<u>Balance</u>
08/01/2025	CPR	1	Rental Charge	545.00	3,778.00
08/06/2025	CPP	15	Late Payment Charge	5.00	3,783.00
08/11/2025	CPP	15	Penalty charge for 5 days	5.00	3,788.00
08/11/2025	024651	31	Payment - 2 MOs	-660.00	3,128.00
09/01/2025	CPR	1	Rental Charge	545.00	3,673.00
09/01/2025	CPM	12	unclogged sink and used auger to unclog tub 19	24.00	3,697.00
09/10/2025	CPP	15	Late Payment Charge	5.00	3,702.00
09/30/2025	Adj007715	15	Late Fees Sept 10-30, 2025	21.00	3,723.00
10/01/2025	CPR	1	Rental Charge	545.00	4,268.00

\$ 178⁰⁰

\$ 571⁰⁰

\$ 24⁰⁰

\$ 545⁰⁰

Repayment Sept/Oct
past due rent
maint fee
Oct rent

\$1,318⁰⁰ total due now

D

Message

Balance Due

4,268.00

Security Deposit - Paid: 577.00 Due: 0.00

Aged Balances - Current: 545.00 31-60: 595.00 61-90: 555.00 91-Over: 2,573.00

#2

~~Handwritten signature~~

~~Handwritten scribbles and crossed-out text.~~

Lease: 3000 sq. ft. ending at 100 Adams St.

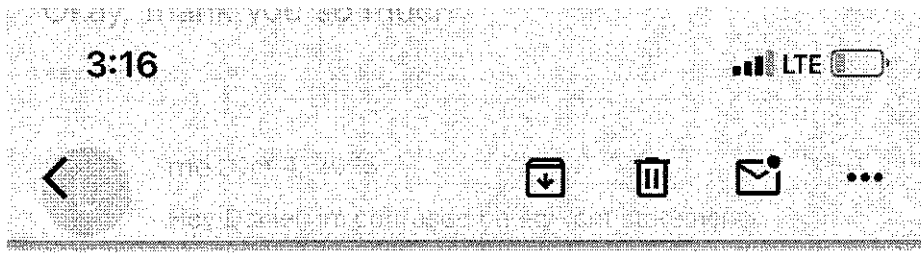
Monthly Rental Amount \$	545 ⁰⁰
Rent Paid Due Amount	\$ 545 ⁰⁰
Life Fees Due	\$ 30 ⁰⁰
Allowable Court Costs Due	\$ 0 ⁰⁰
Other Fees (specify amount) <u>interpayment</u>	\$ 210 ⁰⁰
Total amount due	\$ 785 ⁰⁰

Total amount paid; by Agency \$ _____ by Chamber of Commerce \$ _____

[illegible]

1944

...the fact that the ...



Danielle Faile Oct 6, 2025
to me ▾



~~#123~~
#2

Good morning Ms. Miles,

We have not received a payment from Carolina Community Action for you. We currently have you behind 2 months in rent. Secondly, your repayment agreement is also 2 months behind. Please see below, the last time that we received a payment was August 2025. Also, please reach out to Carolina Community Actions if you were expecting payment.

→ September (10-20)
+
October/November
Paid
(11-10)

Thank you,

Danielle Faile, MPA, CPO

Property Manager

Housing Authority of Fort Mill

P.O. Box 220

Fort Mill, SC 29716

Ph: 803-431-2787

Fax: 803-548-2125

↩ Reply

➡ Forward



Housing Authority Of Fort Mill

Annual Contract Number A-3955

Receipt Number 024819

Date Monday, October 20, 2025

Time 2:37:04 pm

Security Deposit Paid \$577.00-

Pet Deposit Paid \$0.00

Project/Unit 36-9/205

Account Number 205-13

#2

For Miles, Lakeisha
205 Anderson St.

Fort Mill, SC 297150000

Previous Charges and Payments

<u>Date</u>	<u>Description</u>	<u>Comment</u>	<u>Amount</u>
		Balance Forward	\$3,723.00
10/01/2025	Dwelling Rental	Rental Charge	\$545.00
10/01/2025	Retroactive Rent Nc	Repayment Agreement Memo	\$89.00
10/06/2025	Court Cost	Reverse Transaction - Magistrate Fees	\$40.00-
10/07/2025	Late Fees	Late Payment Charge	\$5.00
10/20/2025	Late Fees	Penalty charge for 13 days	\$13.00
	Balance		\$4,335.00

Payments

10/20/2025	Collections Bank 1	Payment - 3 MOs	\$1,020.00-
	Total Payments		\$1,020.00-
	Amount Tendered		\$1,020.00
	Change		\$0.00
	Current Balance	\$3,226.00	

DDF

Received By

Thank You for Your Payment !

Housing Authority Of Fort Mill

Annual Contract Number A-3955



Receipt Number 024889

Date Monday, November 10, 2025
Time 12:12:12 pm

Security Deposit Paid \$577.00-
Pet Deposit Paid \$0.00
Project/Unit 36-9/205
Account Number 205-13

For Miles, Lakeisha
205 Anderson St.

Fort Mill, SC 297150000

Previous Charges and Payments

<u>Date</u>	<u>Description</u>	<u>Comment</u>	<u>Amount</u>
		Balance Forward	\$3,226.00
11/01/2025	Dwelling Rental	Rental Charge	\$562.00
11/01/2025	Retroactive Rent Nc	Repayment Agreement Memo	\$89.00
11/06/2025	Late Fees	Late Payment Charge	\$5.00
	Balance		\$3,882.00

Payments

11/10/2025	Collections Bank 1	Payment - CCA CK# 165250	\$1,000.00-
	Total Payments		\$1,000.00-
	Amount Tendered		\$1,000.00
	Change		\$0.00
	Current Balance	\$2,793.00	

DDF

Received By

Thank You for Your Payment !

Housing Authority Of Fort Mill

105 BOZEMAN DRIVE

P. O. BOX 220

FORT MILL, SC 29716-0220

(803) 547-6787

STATEMENT

To: Miles, Lakeisha
205 Anderson St.
Fort Mill, SC 29715-0000

Date: 07/01/2025
Project: 36-9
Unit: 205
Tenant: 205-13

Date	Ref No	Type	Comment	Amount	Balance
06/02/2025	CPR	1	Rental Charge	545.00	3,234.00
06/09/2025	CPP	15	Late Payment Charge	5.00	3,239.00
06/30/2025	CPP	15	Penalty charge for 21 days	21.00	3,260.00
06/30/2025	024533	31	Payment - 2 MO	-640.00	2,620.00
07/01/2025	CPR	1	Rental Charge	545.00	3,165.00
07/08/2025	CPP	15	Late Payment Charge	5.00	3,170.00
07/30/2025	Adj007652	15	Late Fees for July 9-31, 2025	23.00	3,193.00
07/30/2025	Adj007664	16	Magistrate Fees	40.00	3,233.00
08/01/2025	CPR	1	Rental Charge	545.00	3,778.00
08/06/2025	CPP	15	Late Payment Charge	5.00	3,783.00
08/11/2025	CPP	15	Penalty charge for 5 days	5.00	3,788.00
08/11/2025	024651	31	Payment - 2 MOs	-660.00	3,128.00
09/01/2025	CPR	1	Rental Charge	545.00	3,673.00
09/01/2025	CPM	12	unclogged sink and used auger to unclog tub 19	24.00	3,697.00
09/10/2025	CPP	15	Late Payment Charge	5.00	3,702.00
09/30/2025	Adj007715	15	Late Fees Sept 10-30, 2025	21.00	3,723.00
10/01/2025	CPR	1	Rental Charge	545.00	4,268.00
10/06/2025	Adj007728	16	Reverse Transaction - Magistrate Fees	-40.00	4,228.00
10/07/2025	CPP	15	Late Payment Charge	5.00	4,233.00
10/20/2025	CPP	15	Penalty charge for 13 days	13.00	4,246.00
10/20/2025	024819	31	Payment - 3 MOs	-1,020.00	3,226.00
11/01/2025	CPR	1	Rental Charge	562.00	3,788.00
11/06/2025	CPP	15	Late Payment Charge	5.00	3,793.00
11/10/2025	024889	31	Payment - CCA CK# 165250	-1,000.00	2,793.00
11/25/2025	Adj007780	15	Late Fees for Nov 7-30, 2025	24.00	2,817.00
12/01/2025	CPR	1	Rental Charge	562.00	3,379.00
12/09/2025	CPP	15	Late Payment Charge	5.00	3,384.00
12/10/2025	Adj007803	16	Magistrate Fees	40.00	3,424.00
12/30/2025	CPP	15	Penalty charge for 21 days	21.00	3,445.00
12/30/2025	024978	31	Payment - MO	-464.00	2,981.00
01/01/2026	CPR	1	Rental Charge	562.00	3,543.00
01/06/2026	CPP	15	Late Payment Charge	5.00	3,548.00
01/28/2026	Adj007852	15	Late Fees Jan 7-31, 2026	25.00	3,573.00
02/02/2026	CPR	1	Rental Charge	562.00	4,135.00
02/09/2026	CPP	15	Late Payment Charge	5.00	4,140.00
02/12/2026	Adj007877	16	Magistrate Fees	40.00	4,180.00
02/23/2026	Adj007884	16	Writ Filed	10.00	4,190.00
02/23/2026	Adj007885	16	Reverse Transaction - Writ Filed	-10.00	4,180.00
03/02/2026	CPR	1	Rental Charge	562.00	4,742.00
03/02/2026	Adj007901	15	Feb. 10-28, 2026	19.00	4,761.00
03/16/2026	CPP	15	Late Payment Charge	5.00	4,766.00
03/30/2026	Adj007941	15	Late Fees for March 10-31, 2026	22.00	4,788.00
04/01/2026	CPR	1	Rental Charge	562.00	5,350.00
04/01/2026	025207	31	Payment - 3 MOs	-1,007.00	4,343.00
04/07/2026	025256	31	Payment - CK# 6765075	-4,343.00	0.00
05/04/2026	CPR	1	Rental Charge	464.00	464.00

Sep, October

October NOV

Rent
covered

2:47

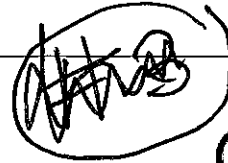
LTE



Hey im not understanding how I received l...



me Dec 12, 2025
to Danielle ▾



Hey im not understanding how I received a eviction notice when I paid 1,020 the month of September then the month of November Carolina paid 1,000 my balance don't seem like it's going down I've been stuck at the same amount of higher since. I've also been paying the additional amount.

...



me Dec 12, 2025
to Danielle ▾



The numbers are not adding up with the notices im receiving always with the information, that was filled out for Carolina.

...

2:47

LTE 



The numbers are not adding up with the notices in receiving always with the information, that was filled out for Carolina.

...



me Dec 12, 2025
to Danielle ▾



Sorry misspelled a few words. I've been trying to contact you about this a well.

...



Danielle Faile Dec 15, 2025
to me ▾



You are still behind in rent for the months of October and November. All the money that was paid on October 20th (1,020.00) by you and the \$1,000 paid by Carolina Community Action still did not bring your account current. We agreed not to follow through with the action for October. We are

6:46

LTE



me Dec 15, 2025

to Danielle ▾



i should only owe the remaining balance for the month of december that wasn't covered



Danielle Faile Dec 15, 2025

to me ▾



Ma'am,

We put the amount that you paid and the amount that Carolina Community Action paid to you most outstanding balance. Even though you paid in the month of October, it was applied to past due months, not the current month.

Housing Authority Of Fort Mill
105 BOZEMAN DRIVE
P. O. BOX 220
FORT MILL, SC 29716-0220
(803) 547-6787

STATEMENT

To: Miles, Lakeisha
 205 Anderson St.
 Fort Mill, SC 29715-0000

#3

Date: 04/25/2026
 Project: 36-9
 Unit: 205
 Tenant: 205-13

<u>Date</u>	<u>Ref No</u>	<u>Type</u>	<u>Comment</u>	<u>Amount</u>	<u>Balance</u>
03/02/2026	CPR	1	Rental Charge	562.00	4,742.00
03/02/2026	Adj007901	15	Feb. 10-28, 2026	19.00	4,761.00
03/16/2026	CPP	15	Late Payment Charge	5.00	4,766.00
03/30/2026	Adj007941	15	Late Fees for March 10-31, 2026	22.00	4,788.00
04/01/2026	CPR	1	Rental Charge	562.00	5,350.00
04/01/2026	025207	31	Payment - 3 MOs <i>Payment landlord had</i>	007.00	4,343.00
04/07/2026	025256	31	Payment - CK# 6765075	-4,343.00	0.00
05/04/2026	CPR	1	Rental Charge	464.00	464.00
05/04/2026	CPM	13	Unlocked door for resident 41 unlock door durnir	12.00	476.00
05/05/2026	025324	31	Payment - MO	-476.00	0.00
06/01/2026	CPR	1	Rental Charge	464.00	464.00
06/01/2026	CPM	14	Unclogged toilet, tightened toilet seat 3 used p	24.00	488.00
06/01/2026	Adj008003	14	Reverse Transaction - Unclogged toilet, tightenec	-24.00	464.00
06/08/2026	025418	31	Payment - MO	-465.00	-1.00
07/01/2026	CPR	1	Rental Charge	192.00	191.00
07/06/2026	025485	31	Payment - money order	-191.00	0.00
08/03/2026	CPR	1	Rental Charge	192.00	192.00
08/03/2026	025534	31	Payment - mo	-192.00	0.00

Message

Balance Due 0.00

Security Deposit - Paid: 577.00 Due: 0.00

Aged Balances - Current: 0.00 31-60: 0.00 61-90: 0.00 91-Over: 0.00

Print Screen

Authority ID

2

Tenant #

205-13

Date

4/7/2026

Time

1:50 PM

Reference #

025256

DSOP Type

31

Description

Payment - CK#
6765075

Amount

(\$4,343.00)

Cashier

DDF

Transfer

Sequence #

6981

Operator

DDF

Project Id

36-9

Unit Id

205

PAYMENT

Rent

(\$2,019.00)

Retro

(\$1,774.00)

Excess

\$0.00

Other

(\$550.00)

AGREEMENT

Rent

\$0.00

Retro

\$0.00

Excess

\$0.00

Other

(\$2,136.00)

PAYMENT TYPE

Cash

\$0.00

Check

(\$4,343.00)

Other

\$0.00

Card

\$0.00

PAYMENT APPLIED

Payment

\$0.00

Agreement

\$0.00

Check

Name

Number

Done

Bond payment
Receipt

#3

Housing Authority Of Fort Mill

105 BOZEMAN DRIVE

P. O. BOX 220

FORT MILL, SC 29716-0220

(803) 547-6787

STATEMENT

#3

To: Miles, Lakeisha
205 Anderson St.
Fort Mill, SC 29715-0000

Date: 07/01/2025
Project: 36-9
Unit: 205
Tenant: 205-13

<u>Date</u>	<u>Ref No</u>	<u>Type</u>	<u>Comment</u>	<u>Amount</u>	<u>Balance</u>
05/04/2026	CPM	13	Unlocked door for resident 41 unlock door durnir	12.00	476.00
05/05/2026	025324	31	Payment - MO	-476.00	0.00
06/01/2026	CPR	1	Rental Charge	464.00	464.00
06/01/2026	CPM	14	Unclogged toilet, tightened toilet seat 3 used p	24.00	488.00
06/01/2026	Adj008003	14	Reverse Transaction - Unclogged toilet, tightenec	-24.00	464.00
06/08/2026	025418	31	Payment - MO	-465.00	-1.00
07/01/2026	CPR	1	Rental Charge	192.00	191.00
07/06/2026	025485	31	Payment - money order	-191.00	0.00
08/03/2026	CPR	1	Rental Charge	192.00	192.00
08/03/2026	025534	31	Payment - mo	-192.00	0.00
09/01/2026	CPR	1	Rental Charge	192.00	192.00

Message

Balance Due

192.00

Security Deposit - Paid: 577.00 Due: 0.00

Aged Balances - Current: 192.00 31-60: 0.00 61-90: 0.00 91-Over: 0.00

Housing Authority Of Fort Mill

#3

Annual Contract Number A-3955

Receipt Number Reprint

Date Tuesday, August 25, 2026

Time 2:44:18 pm

Security Deposit Paid \$577.00-

Pet Deposit Paid \$0.00

Project/Unit 36-9/205

Account Number 205-13

For Miles, Lakeisha
205 Anderson St.

Fort Mill, SC 297150000

Previous Charges and Payments

<u>Date</u>	<u>Description</u>	<u>Comment</u>	<u>Amount</u>
08/03/2026	Dwelling Rental	Rental Charge	\$192.00
08/03/2026	Collections Bank 1	Payment - mo	\$192.00-
	Balance		\$0.00
	Amount Tendered		\$0.00
	Change		\$0.00
	Current Balance	\$0.00	

BB

Received By

Thank You for Your Payment !

Housing Authority Of Fort Mill

#3

Annual Contract Number A-3955

Receipt Number 025654

Date Tuesday, September 8, 2026

Time 1:24:02 pm

Security Deposit Paid \$577.00-

Pet Deposit Paid \$0.00

Project/Unit 36-9/205

Account Number 205-13

For Miles, Lakeisha
205 Anderson St.

Fort Mill, SC 297150000

Previous Charges and Payments

<u>Date</u>	<u>Description</u>	<u>Comment</u>	<u>Amount</u>
09/01/2026	Dwelling Rental	Rental Charge	\$192.00
	Balance		\$192.00

Payments

09/08/2026	Collections Bank 1	Payment - MO	\$192.00-
	Total Payments		\$192.00-
	Amount Tendered		\$192.00
	Change		\$0.00
	Current Balance	\$0.00	

RSS

Received By

Thank You for Your Payment !

#7



EXECUTIVE Director
Elizabeth G. Little

COMMISSIONERS
Brenda C. Honeycutt
Chairperson

W. Ira Coltharp Jr.
Vice Chairperson

Sharon E. Davis
Jerry Ranson
Tammie Welch

August 5, 2026

Ms. Lakeisha Miles
205 Anderson Street
Fort Mill, SC 29715

Dear Ms. Miles:

We recently received an EIV verification that you are working at Iqor. Under section 14 in the Tenant Selection Plan, it states:

- A. Residents **must** notify Management within fourteen (14) business days of the occurrence of the following:
1. A family member moves out of the unit;
 2. The family proposes to move a new member into the unit;
 3. An adult member of the family who was reported as unemployed on the most recent certification or recertification obtains employment;
 4. The family's income cumulatively increases by \$200 or more per month.

As such, we need to have pay stubs in the office by **5:00 pm, Thursday, August 13, 2026.**

IF A TENANT FAILS TO COOPERATE AND PROVIDE THE REQUESTED DOCUMENTS, IT COULD RESULT IN A 30-DAY NOTICE FOR TERMINATION. IT IS A VIOLATION OF A FAMILY OBLIGATION WHEN YOU DO NOT PROVIDE REQUESTED DOCUMENTS TO THE HOUSING AUTHORITY.

If you have any questions or concerns, please contact the Housing Authority office at (803) 431-2787.

Thank you,

Danielle Faile, MPA, CPO
Property Manager

#7

Fwd: Termination and new job offer letter

1 message

Lakeisha Miles <lakeishamiles91@gmail.com>
To: store4411@gmail.com

Wed, Sep 9, 2026 at 7:01 PM

----- Forwarded message -----

From: **Lakeisha Miles** <lakeishamiles91@gmail.com>
Date: Wed, Sep 9, 2026 at 6:52 PM
Subject: Fwd: Termination and new job offer letter
To: Lakeisha Miles <lakeishamiles91@gmail.com>

----- Forwarded message -----

From: **Lakeisha Miles** <lakeishamiles91@gmail.com>
Date: Tue, Sep 8, 2026 at 4:13 PM
Subject: Fwd: Termination and new job offer letter
To: Elizabeth Little <Elittle@fortmillhousing.com>

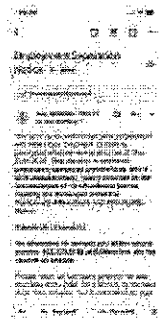
----- Forwarded message -----

From: **Lakeisha Miles** <lakeishamiles91@gmail.com>
Date: Mon, Jun 15, 2026 at 12:44 AM
Subject: Termination and new job offer letter
To: Danielle Faile <Dfaile@fortmillhousing.com>

Hi, We spoke last week about these changes here's documents.

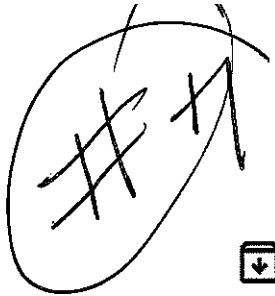
Thanks

2 attachments



IMG_0086.png
292K

10:06



Employment Separation

Notice  **Inbox**



 Summarize this email



Gay, Brandon May 20
to me, Staffing 



This letter is to confirm that your employment with New Hope Treatment Centers is terminated effective immediately as of May 20th, 2026. This decision is based on **unexcused absences occurrences, and a shift abandonment, which resulted in the accumulation of 13 attendance points, meeting the threshold under the Company's Attendance and Punctuality Policy.**

Standards of conduct

We attempted to contact you at the phone number 803.370.9135 at 6:00pm but did not receive an answer.

Please return all Company property no later than May 25th, 2026, by 5:00 p.m. to the front desk. This includes, but is not limited to, your



 Reply all



Forward



12:40

Gmail

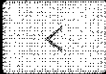


careers.iqor.com



Download

My Offers



Page 1 from 2



6700 North Andrews Ave
Suite 600
Fort Lauderdale, Florida 33309
USA

PERSONAL and CONFIDENTIAL

Offer of Employment

Jun 12, 2026

Lakeisha Miles

205 anderson st
Fort mill, South Carolina 29715

Lakeisha,

We are pleased to confirm the terms of your ei

Effective Date: Jun 12, 2026



86



FORM 7

PROOF OF SERVICE RESPONSE TO MOTION TO STAY

THE STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS
[IN THE SUPREME COURTS]

APPEAL FROM YORK COUNTY
Court of common pleas

William Mckinnon, Circuit Judge

Case No. 2026-CP-46-01040

Appellate Case No.2026-001920

Fort Mill Housing Authority

Respondent,

V

Lakeisha Miles

Appellant.

Proof of Service

I certify that I have served the Response to Motion to stay on fort mill housing authority/W. Chaplin Spencer by depositing a copy of it in the United States Mail Postage prepaid, on September 14,2026 addressed to W. Chaplin Spencer 222 East Main St. P.O. Box 790 Rock Hill S.C 29731

September 14,2026

Lakeisha Miles
205 Anderson St.
Fort Mill S.C 29715
803-370-9135
Pro Se....
s/ Lakeisha miles

RECEIVED

Sep 14 2026

SC Court of Appeals