



No. 1
Plaint

SUMMARY COURT AT GEORGE TOWN

Cause No. SC _____ of 20__

BETWEEN:

JUNIOR TAYLOR

Plaintiff

AND:

SHAWN BODDEN

Defendant

To the Defendant

SHAWN BODDEN
C/O PRO YACHT
160 YACHT DRIVE
WEST BAY, GRAND CAYMAN
TEL: (345) 9387931
EMAIL:

THIS PLAINT has been issued against you by the above – named Plaintiff in respect of the claim set out on the next page.

Within 14 days after service of this Plaint on you, counting the day of service you must either satisfy the claim or return to the Court Office, PO Box 495GT, George Town, Grand Cayman, the accompanying Acknowledgment of Service form stating therein whether you intend to contest this action. If you intend to defend the action, in whole or in part, you must set out **full particulars of your defence** in the space provided in the Acknowledgement of Service form.

If you fail to satisfy the claim or fail to return the Acknowledgement of Service form containing full particulars of your defence, the Plaintiff may apply for a **default judgment** without any further notice to you.

Issued this 18 day of March 20 25

See overleaf for particulars of the Plaintiff's claim

AND the Plaintiff claims:

1. On the 18th of July 202 I was approached by a member of the Public Lands inspectorate and subsequently the Police Welfare, asking me to assist in renting a short-Term Rental Unit I have in Savannah, to a former police officer who was homeless at the time.
2. The agreement was for the rental of the apartment for 3 months until the former police officer can secure a job that he was offered at a Yacht Marina in West Bay and find long term rental.
3. I was paid upfront for 3 months' rent, and informed that the former police officer would contact me later that day and move in his belongings.
4. Sometime in the afternoon of the 18th of July 2023, a male who I now know as Shawn Bodden, contacted me via phone identifying himself and stating that he is the person who will be moving into the apartment of which he did move in that said day.
5. Within the agreed 3-month period, Mr. Bodden secured a job at a boating marina on Yacht Drive, in West Bay.
6. At the end of the 3-month period, Mr. Bodden asked me to extend his rental period on a month-to-month basis because he was unable to find suitable long-term accommodation. I agreed verbally to allow Mr. Bodden to occupy the apartment and pay the monthly rent as agreed and vacate the premises within a reasonable period of time.
7. Mr. Bodden paid rent for November 2023, December 2023, and January 2024, however he failed to make payment in February and March 2024.
8. On March 14, 2024, Mr. Bodden contacted me via WhatsApp message stating that he is aware that he is overdue on his rent and that he will sort out the same that week. To date he has not paid February 2024 and March 2024 Rent.
9. On the 16th, 17th, and 18th of March 2024, I tried to contact Mr. Bodden without success.
10. I made several calls to Mr. Bodden via cell phone and received no response. I also called Mr. Bodden via WhatsApp on the 18th of March and received no answer or call back.
11. On the 8th of April 2024, I sent Mr. Bodden a voice note message via WhatsApp and received no response to that voice message.

12. On the 9th of April 2024, I sent a "Warning Notice for Failure to Pay Rent" to Mr. Bodden via WhatsApp, where I outlined to him that he is owing CI\$ 3,300.00 which represents 2 months rent owing and another month's rent will become due on the 18th of April 2024. I also placed a copy of the said Notice on the front door of the apartment that Mr. Bodden is occupying.
13. On the 9th of April 2024 at 11:05am, I received a WhatsApp Message from Mr. Bodden to wit: *"Good Morning. I received same and acknowledge amount owed. I will have it sorted shortly"*
14. On the 16th of April 2024, at 7:22 am, Mr. Bodden sent me a WhatsApp Message to wit: *"Good Morning. Please let me know when you get the transfer. I headed to Rum Point today for work"*
15. On the 16th of April 2024 at 7:42 am, Mr. Bodden sent me via WhatsApp a copy of what appears to be an initiated Electric Funds Transfer (EFT) from an unknown bank (source) to my CNB account in the amount of KYD 3300.00. **(See attached WhatsApp Chat screen shot, page 4).**
16. On the 16th of March 2024 at 7:45am, I responded to Mr. Bodden informing him that I will let him know when I received the funds.
17. On the 16th of April 2024, at 9:38pm, I message Mr. Bodden via WhatsApp, informing him that the money is still not in my account.
18. On the 16th of April 2024 at 10:56pm, Mr. Bodden responded to wit: *"ok. I will ask"*
19. On 16th of April 2024, I responded to Mr. Bodden asking him if he is sure that he submit the money as the same is still not in my account.
20. On the 17th of April 2024, at 5:10pm, Mr. Bodden responded to wit: *"I submitted it. But I been on a charter all day, still out here. I will follow up."*
21. On the 17th of April 2024, at 5:22pm, Mr. Bodden sent a WhatsApp message to me to wit: *"I am sorry for the delay"*
22. On the 18th of April 2024, I send a message to Mr. Bodden via WhatsApp asking him to call me.
23. On the 19th of April 2024, having not received the purported wire transfer payment for the 2 months' rent owing, I message Mr. Bodden via WhatsApp to wit: *"Morning, do you realize that you still occupied the apartment"*
24. On the 19TH OF April 2024, Mr. Bodden responded to wit: *"I will give you a call and meet you to settle up. I also have the keys and will give you those as well"*
25. On the 19th of April 2024 at 10:01am, I responded to Mr. Bodden to wit: *"Please let*

it be today, Thanks"

26. On the 19th of April 2024, at 7:43pm, I received a WhatsApp message from Mr. Bodden to wit: *"Hello, well I just coming down from Kaibo all day, I never got to come to town. I stopped by the house, but nobody is there. I put the key for the apartment on the door handle. I will settle up with you. Please believe me"*.
27. On the 19th of April at 8:09pm, I responded to Mr. Bodden asking him when he is going to settle up.
28. On the 20th of April 2024, at 8:02am, Mr. Bodden responded to wit: *"Wil call you in a bit. Out on a boat up at Kaibo again with this group"*.
29. At 6:45pm on the 20th of April 2024, I tried calling Mr. Bodden without success. I also called Mr. Bodden on the 21st of April 2024 several times without success.
30. On the 21st of April 2024, I entered the vacated apartment and realize that Mr. Bodden left the place in an un-sanitized condition. There was a bag of garbage in the unit and the floor and linen were dirty and needed cleaning. I sent Mr. Bodden a video of the condition of how he left the apartment. As such, I caused the apartment to be cleaned at a cost of CI\$150.00.
31. To date the wire Transfer/EFT that Mr. Bodden claimed he sent to my CNB account has not arrived in my bank account.
32. Mr. Bodden never sent the payment as purported, and his actions as demonstrated above were a ploy to cover up or to hide his intentions of not making payment of the rent due prior to vacating the rented apartment.
33. Mr. Bodden has not paid the amount of CI\$3,300.00 owing to date, and it is evident from the above happenings that he had, and still has, no intention of paying the amount owed.
34. Based on the above, I am asking the court to intervene and cause Mr. Shawn Bodden to make payment of the outstanding rent amount of CI\$3300.00, and the amount of CI\$150.00 for the cleaning fee.

AND the Plaintiff Claims:

- 1 The sum of outstanding amount owing for rent CI\$ 3,300.00.
- 2 Interest in the sum of \$ TO BE DECIDED calculated at the prescribed rate from to date.
- 3 Fixed costs of CI\$ 150.00, alternatively costs to be assessed.



Plaintiff's Signature

Plaintiff's address for service

JUNIOR TAYLOR
267 WATERSHED CIRCLE
SAVANNAH, BODDEN TOWN
GRAND CAYMAN, CAYMAN ISLANDS
TEL: (345) 916-6260
EMAIL: taylorjunior@yahoo.com

Acknowledgment of Service

IN THE SUMMARY COURT AT GEORGE TOWN

Cause No. SC _____ of 20__

Between:

Jumoi Taylor

Plaintiff

AND:

Shawn Borden

Defendant

1 State Defendant's name and address –

2 State whether the Defendant intends to contest the action.

Yes

No

3 If you do not intend to contest the action, do you want time in which to pay the claim?

Yes

No

4 If you do intend to contest the action, in whole or in part, you must set out full particulars of your defence overleaf.

5

Service of the Plaintiff is acknowledged accordingly.

Defendant's Signature

Dated this _____ day of _____, 20__

See Overleaf

PARTICULARS OF DEFENCE

35..

Defendant's Signature

REMINDER - This form must be taken or sent to the Court Office, PO Box 495GT, George Town, Grand Cayman within 14 days of receipt otherwise a default judgment may be entered against you.

- Failure to Pay Rent -

To: **Shawn BODDEN**

Rented dwelling

This notice relates to your tenancy of the dwelling at **267 Watershed Circle, Savannah, Bodden Town, Grand Cayman, CAYMAN ISLANDS.**

Rent

The current rent amount is: CI\$ 3300.00

Rent is paid: Weekly Monthly **X** Annually

Rent arrears

You are in breach of your tenancy obligations by failing to pay rent.

As of today, the 9th of APRIL 2024, you owe rent arrears of CI\$ 3300.00, with a next month's rent becoming due on the 18th of April 2024.


Failure to pay 100% of the monies owed **within 7 days**¹ entitles the landlord to terminate your tenancy by serving a notice of termination on you.

This warning notice is given to the tenant on: **9th Day of April 2024**

Date warning notice issued

A copy of this warning notice is affixed to the Rental Premises and a copy sent via WhatsApp Message to Tenant Shawn Bodden on: **9th Day of April 2024**

Signed



Landlord or landlord's authorised agent

Date

NOTICE OF TERMINATION

- Rent arrears -

Name

Good Morning. Sorry I have been out of touch. Been dealing with a serious medical emergency. I been on/off Island quite a bit. I know I am overdue for the rent. I will have it sorted out this week. I thank you for your patience and understanding.
Shawn

10:49 AM

March 6, 2024

Okay, sorry to hear that you are not well

Hope you get well soon

10:53 PM ✓✓

March 16, 2024

Hi Sharn, hope all is well, let me know what's happening
I don't think you are dealing with this rental professionally

 **Voice call**
No answer 4:22 PM



March 18, 2024

 **Voice call**
No answer 10:28 AM

April 7, 2024

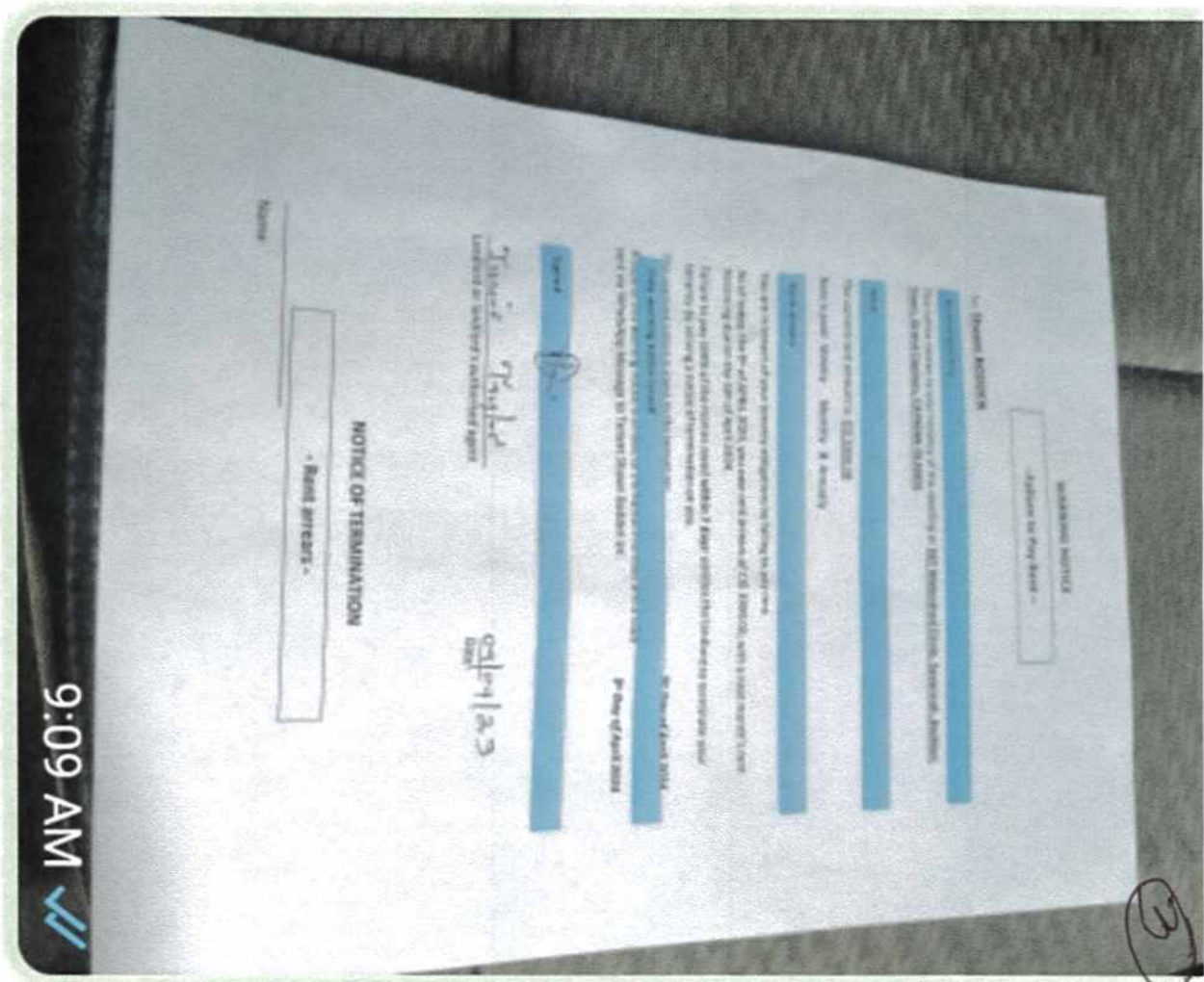
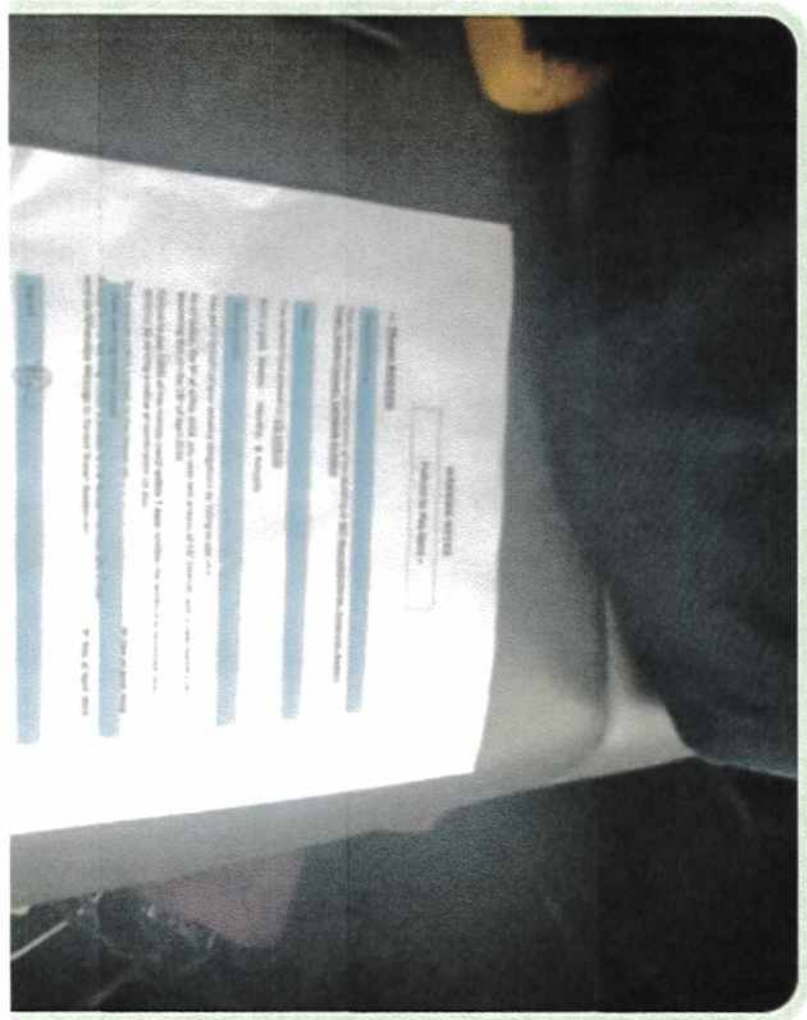
 *You deleted this message*
10:10 PM

April 8, 2024

  
0:03 12:44 AM ✓✓

April 9, 2024





have it sorted shortly. Thanks for
your patience.

S2025-0051

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2025-03-20

4

11:05 AM

April 16, 2024

Good Morning. Please let me know
when you get the transfere. I headed
to Rumpoint today for work

7:22 AM

00000000000000000000

USD

Amount
3300.00

Currency
KYD

Beneficiary Information

Beneficiary's Name
Junior Taylor

Beneficiary's Account Number
01113717

Beneficiary's Bank
CAYMAN NATIONAL BANK LTD



Additional Information

Purpose
18 - OTHER TRANSFERS

Originator to Beneficiary Info
Rent 4/80

Memo (Optional)

0/56

7:42 AM

S2025-0051

2025-03-20

Good Night, money still not in account

2025-03-20 9:38 PM ✓✓



ok. Will ask

10:56 PM

April 17, 2024

Shaun Bodden

Photo



Are you sure you submit this , money still not in my account

5:02 PM ✓✓

↓ 3.5 MB

all day. Still out here. I will follow up.

5:10 PM

I am sorry for the delay

5:22 PM

April 18, 2024

Morning, can you give me a call please n thanks

8:52 AM ✓✓

April 19, 2024

Morning, do you realized that you still occupied the apartment?

6:58 AM ✓✓

Good Morning. I will give you a call and meet you to settle up. I also have the keys and will give you those as well

7:38 AM

Please let it be today, thanks

10:01 AM ✓✓

Hello Well I just coming down from

April 20, 2024

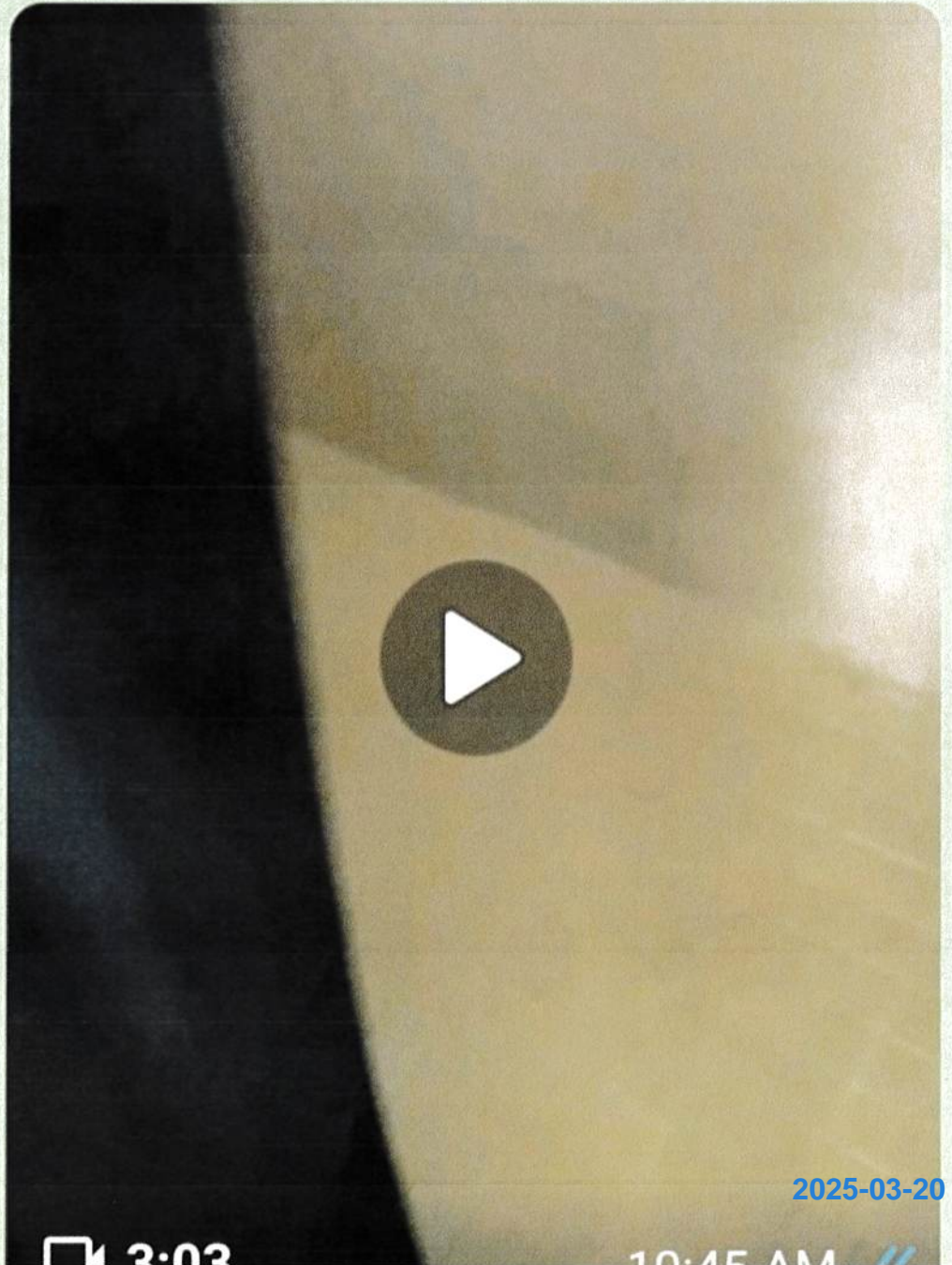


Voice call

No answer

10:43 AM

Forwarded





Voice call

No answer

6:45 PM



Voice call

No answer

7:54 PM

April 21, 2024



Voice call

No answer

8:49 AM



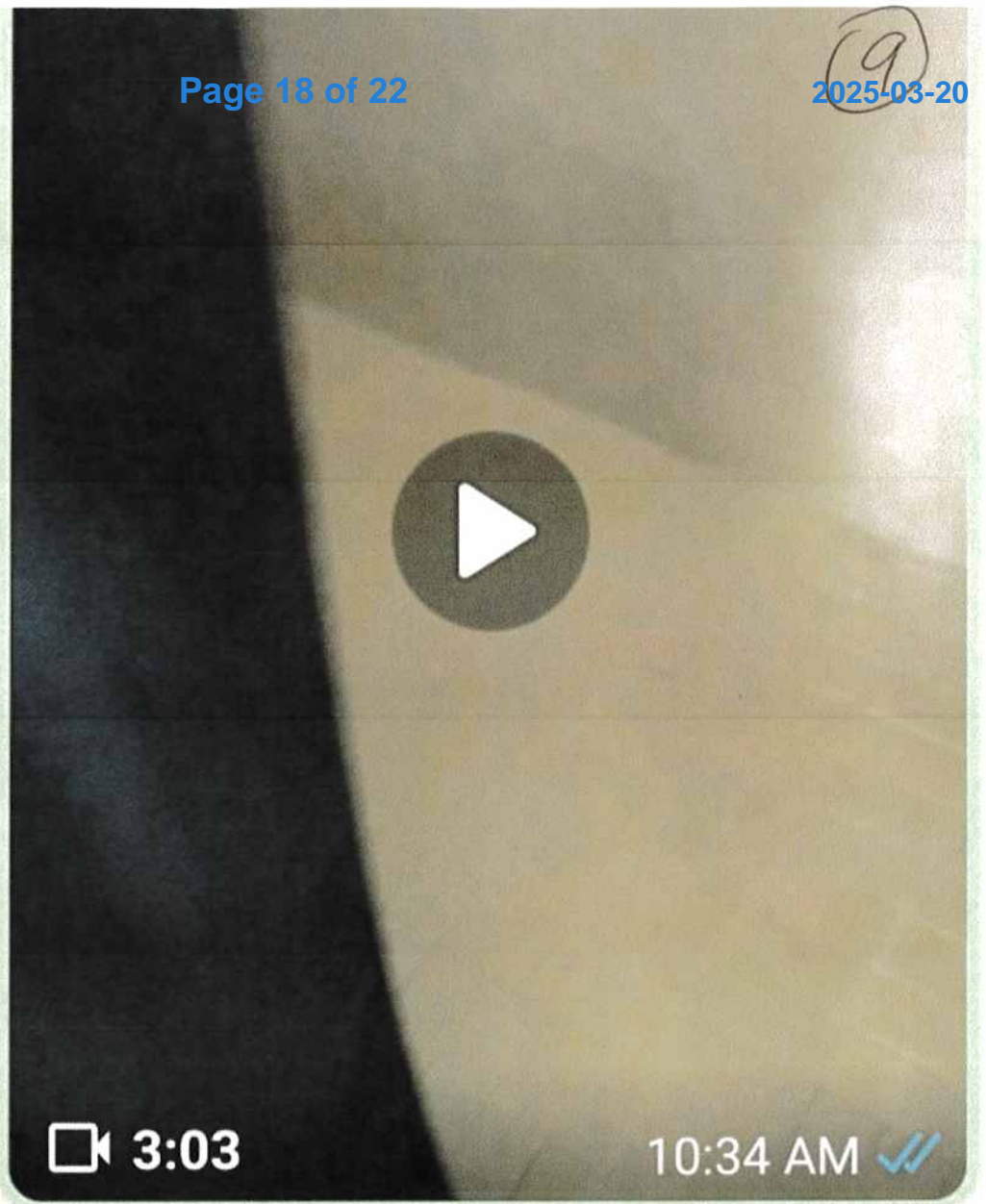
Voice call

No answer

9:47 AM

⇒ Forwarded





SEAN GET SERIOUS NOW...WHEN I GOING TO GET MY MONEY??.

YOU ALSO NEED TO PAY TO GET THE APARTMENT CLEAN...SEE VIDEO ATTACHED

10:34 AM ✓✓

April 22, 2024

10



Voice call

No answer

7:22 AM

April 26, 2024



Voice call

No answer

7:01 AM



Voice call

No answer

7:03 AM

April 29, 2024



Voice call

No answer

5:41 PM

May 8, 2024

SHAWN STOP PLAYING A FOOL OF

WARNING NOTICE

- Failure to Pay Rent -

To: **Shawn BODDEN**

Rented dwelling

This notice relates to your tenancy of the dwelling at 267 Watershed Circle, Savannah, Bodden Town, Grand Cayman, CAYMAN ISLANDS.

Rent

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Rent is paid: Weekly Monthly **X** Annually

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Date warning notice issued

A copy of this warning notice is affixed to the Rental Premises and a copy sent via WhatsApp Message to Tenant Shawn Bodden on:

9th Day of April 2024

Signed

Junice Taylor
Landlord or landlord's authorised agent

09/04/23
Date

NOTICE OF TERMINATION

- Rent arrears -

Name

11/24/23, 9:46 AM - Messages and calls are end-to-end encrypted. No one outside of this chat, not even WhatsApp, can read or listen to them. Tap to learn more.

3/4/24, 10:49 AM - Shaun Bodden: Good Morning. Sorry I have been out of touch. Been dealing with a serious medical emergency. I been on/off Island quite a bit. I know I am overdue for the rent. I will have it sorted out this week. I thank you for your patience and understanding. Shawn

3/6/24, 10:53 PM - Junior Taylor: Okay, sorry to hear that you are not well

Hope you get well soon

3/16/24, 5:58 PM - Junior Taylor: Hi Sharn, hope all is well, let me know what's happening

I don't think you are dealing with this rental professionally

I called you without success

Sharn give me a call please

3/17/24, 4:22 PM - Junior Taylor: null

3/18/24, 10:28 AM - Junior Taylor: null

4/7/24, 10:10 PM - Junior Taylor: You deleted this message

4/8/24, 12:44 AM - Junior Taylor: <Media omitted>

4/9/24, 9:09 AM - Junior Taylor: <Media omitted>

4/9/24, 9:09 AM - Junior Taylor: <Media omitted>

4/9/24, 11:05 AM - Shaun Bodden: Good Morning. I received same and acknowledge amount owed. I will have it sorted shortly.

Thanks for your patience.

4/16/24, 7:22 AM - Shaun Bodden: Good Morning. Please let me know when you get the transfere. I headed to Rumpoint today for work

4/16/24, 7:42 AM - Shaun Bodden: <Media omitted>

4/16/24, 7:45 AM - Junior Taylor: Okay, will let you know

4/16/24, 7:45 AM - Shaun Bodden: Thanks

4/16/24, 9:38 PM - Junior Taylor: Good Night, money still not in account

4/16/24, 10:56 PM - Shaun Bodden: 🙏 ok. Will ask

4/17/24, 5:02 PM - Junior Taylor: Are you sure you submit this , money still not in my account

4/17/24, 5:09 PM - Shaun Bodden: <Media omitted>

4/17/24, 5:10 PM - Shaun Bodden: I submitted it. But I been on a charter all day. Still out here. I will follow up.

4/17/24, 5:22 PM - Shaun Bodden: I am sorry for the delay
4/18/24, 8:52 AM - Junior Taylor: Morning, can you give me a call please n thanks
4/19/24, 6:58 AM - Junior Taylor: Morning, do you realized that you still occupied the apartment?
4/19/24, 7:38 AM - Shaun Bodden: Good Morning. I will give you a call and meet you to settle up. I also have the keys and will give you those as well
4/19/24, 10:01 AM - Junior Taylor: Please let it be today, thanks
4/19/24, 7:43 PM - Shaun Bodden: Hello. Well I just coming down from Kaibo all day. I never got to come town. I stopped by the house but nobody is there. I put the keys for the apartment on the door handle. I will settle up with you. Please believe me.
4/19/24, 8:09 PM - Junior Taylor: When are you going to settle up????
4/20/24, 10:43 AM - Junior Taylor: null
4/20/24, 10:45 AM - Junior Taylor: <Media omitted>
4/20/24, 11:02 AM - Shaun Bodden: Will call you in q bit. Out on a boat up at Kaibo again with this group
4/20/24, 6:45 PM - Junior Taylor: null
4/20/24, 7:54 PM - Junior Taylor: null
4/21/24, 8:49 AM - Junior Taylor: null
4/21/24, 9:47 AM - Junior Taylor: null
4/21/24, 10:34 AM - Junior Taylor: <Media omitted>
4/21/24, 10:34 AM - Junior Taylor: SEAN GET SERIOUS NOW...WHEN I GOING TO GET MY MONEY??.

YOU ALSO NEED TO PAY TO GET THE APARTMENT CLEAN...SEE VIDEO ATTACHED

4/22/24, 6:58 AM - Junior Taylor: null
4/23/24, 7:22 AM - Junior Taylor: null
4/26/24, 7:01 AM - Junior Taylor: null
4/26/24, 7:03 AM - Junior Taylor: null
4/29/24, 5:41 PM - Junior Taylor: null
5/8/24, 4:48 PM - Junior Taylor: SHAWN STOP PLAYING A FOOL OF YOURSELF...YOU ARE SUPPOSE TO BE A DECENT PERSON