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Juan F. Luis Hospital Faces Eviction Lawsuit Over Unpaid Rent

Equity Investment Corporation has filed an eviction lawsuit against Juan Luis Hospital, alleging \$68,150.09 in unpaid rent for staff housing. Despite multiple notices to vacate, JFL remains in possession.

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Juan F. Luis Hospital logo. By. ERNICE GILBERT, V.I. CONSORTIUM

The Juan Luis Hospital and Medical Center is facing an eviction lawsuit from its landlord, Equity Investment Corporation, over allegations of unpaid rent and lease violations.

The lawsuit, filed in Superior Court of the Virgin Islands, claims that the hospital has failed to meet its financial obligations, leaving a delinquent balance of \$68,150.09.

According to court documents, the hospital has been renting multiple apartment units from Equity Investment Corporation under a month-to-month tenancy agreement. These properties, located at Queens Quarter Villas Apartments, Building Prosperity, Building Solitude, and Williams Delight, house JFL staff and personnel. The lawsuit states that while the hospital has previously renewed its leases without signing new agreements, it has now fallen behind on payments, failing to cover rent for September 2024 through January 2025.

The landlord first issued a formal Notice to Quit on November 11, 2024, demanding that JFL vacate the premises within 30 days. The notice, delivered to Diafra Payne, the administrative assistant to JFL's CEO, outlined the outstanding payments and included charges for utilities such as electricity, water, internet, and cable. A second Notice to Quit was served on November 25, 2024, reaffirming the demand for payment or eviction.

Equity Investment Corporation argues that JFL has not only failed to pay rent but also held possession of the properties unlawfully beyond the agreed-upon lease terms. The complaint states that the hospital's continued occupancy without fulfilling financial obligations violates 28 V.I.C. § 789, which prohibits tenants from unlawfully holding property after failing to pay rent.

The plaintiff is seeking a judgment from the court to evict JFL and reclaim possession of the properties. Additionally, Equity Investment Corporation is requesting any further relief the court deems appropriate. The lawsuit was formally filed on January 27, 2025, by attorney Charlotte S. Sheldon of McChain Hamm & Associates, who is representing the plaintiff.

JFL has yet to issue a public response regarding the allegations.