

Third District Court of Appeal

State of Florida

Opinion filed March 25, 2026.
Not final until disposition of timely filed motion for rehearing.

No. 3D25-1597
Lower Tribunal No. 25-80537-CC-05

Jennifer Marckx,
Appellant,

vs.

Cumis LLC,
Appellee.

An Appeal from the County Court for Miami-Dade County, Eleane Sosa-Bruzón, Judge.

Jennifer Marckx, in proper person.

Floridian Legal and Henry M. Gamboa, for appellee.

Before SCALES, C.J., and LOBREE and BOKOR, JJ.

PER CURIAM.

Jennfer Marckx (“Tenant”) appeals the trial court’s final judgment of

possession in favor of Cumis LLC (“Landlord”). We summarily affirm the trial court’s final judgment because the Tenant has not provided a transcript of the non-jury trial proceedings and, thus, has failed to bring a proper record for this court’s review. See Fla. R. App. P. 9.315(a). As the Tenant has failed to meet her responsibility to ensure that a record adequate to permit resolution of the issues raised on appeal be prepared and transmitted to the appellate court, the Tenant fails to meet her burden of establishing reversible errors to overcome the presumption of correctness afforded to the trial court’s decision. See Benenson v. Marchenko, 421 So. 3d 801, 802 (Fla. 3d DCA 2025) (finding it is responsibility of appellant to bring before appellate court record that is adequate to support her appeal) (citing Applegate v. Barnett Bank of Tallahassee, 377 So. 2d 1150, 1152 (Fla. 1979)); Gaspard v. Innocent, 389 So. 3d 638, 639 (Fla. 3d DCA 2023) (holding that affirmance is required where there is no transcript or proper substitute and no fundamental error on face of order appealed)).

Affirmed.