

NOTICE TO VACATE FOR NUISANCE

To: _____ and any other occupant for the property located at:
Tenant(s)

Property Address

For the following reasons, you have committed or allowed to be permitted a nuisance because:

DEMAND IS MADE ON YOU TO VACATE AND SURRENDER THE PREMISES WITHIN THREE CALENDAR DAYS FOLLOWING THE SERVICE OF THIS NOTICE, OR BE SERVED WITH A SUMMONS AND COMPLAINT FOR UNLAWFUL DETAINER FILED IN A COURT OF LAW.

If a court of law determines that you are in unlawful detainer then damages will be pursued against you in accordance with Utah Code 78B-6-811, for 1) waste; 2) amounts due under the Lease including past due rents, late fees, and other damages; 3) attorney fees; and 4) court costs.

WE WILL PURSUE TREBLE DAMAGES including three times the daily rent, late fees and/or other amounts due under the Lease for the period you were unlawfully detaining possession. Even if there are no late fees, we will pursue damages equal to three times the rent (calculated on a daily basis) for each day you remain in possession from and including the fourth day after this notice was posted. We will request that judgment be entered against you and thereafter pursue enforcement of that judgment until it is fully satisfied.

This Notice is given on behalf of Landlord(s):

Name: _____

Address: _____

Phone: _____

I declare under criminal penalty of the State of Utah that that a copy of this Notice was served on _____, the Tenant, in accordance with Utah Code 78B-6-805 on this ____ day of _____ 20__ by:

- Personally delivering a copy to the Tenant.
- Personally delivering a copy to _____, a person of suitable age and discretion at the Property because the Tenant was absent and by mailing a second copy to the Tenant at the Property.
- Sending a copy through registered or certified mail to the Tenant at the Property.
- Affixing a copy in a conspicuous place on the Property after knocking and failing to find anyone there.

DATED this ____ day of _____ 20__.

SIGNATURE

Notice prepared by Carr | Woodall. Use of this form does not constitute legal representation. If you are a **landlord** and you need assistance evicting a tenant please contact Mr. Carr at 801-254-9450.