

# NOTICE OF EVICTION

## THREE DAY NOTICE TO PAY OR QUIT

This Notice is Given to Tenant(s):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

(And all other tenants known)

This Notice is Given by Landlord(s):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**You are hereby given notice that you are behind in your rent payments. You are required to either pay everything owed as indicated below, or move out within three (3) calendar days (counting weekends & holidays).**

You are required to do one of the following:

1. Within **three calendar days** you must pay \$ \_\_\_\_\_ (the total amount owing) which consists of:

- a. \$ \_\_\_\_\_ Rents from \_\_\_\_\_
- b. \$ \_\_\_\_\_ Late fees from \_\_\_\_\_
- c. \$ \_\_\_\_\_ Misc Fees \_\_\_\_\_

**OR**

2. Within **three calendar days** you must vacate the premises you have rented.

If you do not comply with this notice, you will be served with a Summons & Complaint for unlawful detainer. Unlawful detainer is when you remain in possession of rental property after the owner serves you with a lawful notice to leave, such as this eviction notice. If you are found by the court to be in unlawful detainer, you will be evicted by the court & found liable for: (1) any rent due & unpaid through the end of your rental agreement, less any amounts the landlord receives from the next tenant; (2) damages caused by your unlawful detainer of the rental property; (3) damages for any waste of the property caused by you, if & only if the landlord alleges them in a court complain & proves them at trial, or submits them to the court by affidavit in the event of your default (Waste is damage you cause beyond normal wear & tear.); (4) damages as provided in Utah Code Ann. § 78B-6-1107 through 1114 for the abatement of nuisance, if any, caused by you (abatement of nuisance means to stop a nuisance); & (5) attorney fees & court costs. If your lease requires mediation, you must alert us in writing within three calendar days of your willingness to participate in mediation. Mediation shall take place within seven days of receipt of your written notification. If you fail to provide this written notification within three days and/or you fail to participate in mediation within seven days, be advised that your landlord intends to proceed with legal or equitable relief.

**You will also be liable for three times those damages allowed to be trebled under Utah Code Ann. § 78B-6-811 which may include trebling damages mentioned above.**

*FAIR DEBT COLLECTION PRACTICES ACT NOTICE: THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, & ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Unless you dispute the validity of this debt within 30 days, it will be assumed by the landlord to be valid. If you notify the landlord in writing, within 30 days that you dispute this debt or any portion thereof, the landlord will obtain & mail to you verification of this debt or a copy of a judgment against you. Upon your written request within the 30 day period, the landlord, or the person or entity serving this notice, will provide you with the name & address of the original landlord, if different from the current landlord.*

### RETURN OF SERVICE AND SELF AUTHENTICATION DECLARATION

This Notice was served on the above-listed tenant(s) on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, in one (or more) of the following manners:

\_\_\_\_\_ **Personal Service.** A copy was delivered to the tenant personally.

\_\_\_\_\_ **Posted Service.** A copy was posted in a conspicuous place on the premises, as no one was home.

\_\_\_\_\_ **Suitable Age & Discretion – Residence.** A copy was left with a person of suitable age and discretion at tenant's residence and a second copy was mailed to tenant's residence.

\_\_\_\_\_ **Suitable Age & Discretion – Place of Business.** A copy was left with a person of suitable age and discretion at tenant's place of business and a second copy was mailed to tenant's place of business.

\_\_\_\_\_ **Certified Mail.** A copy was sent through certified or registered mail to tenant's address.

Pursuant to Utah Code Ann. §46-5-01, I declare under criminal penalty that the foregoing is true and correct.

Signature of Notice Giver: \_\_\_\_\_

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