

# NOTICE OF EVICTION – CARES ACT

This Notice is Given to Tenants:

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

(And all other tenants known)

This Notice is Given by Landlords:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_

## Utah State Law – Pay or Quit

You are hereby given notice that you are behind on your rent or other amounts due. You are required to either pay everything owed or vacate the premises. As required by Utah Code Ann. §78B-6-802(1)(c), within three (3) business days (or the appropriate cure period as stated in the lease) you are required to:

1. Pay the following:

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

**OR**

2. All occupants must vacate the premises.

## Potential Federal Law – CARES Act Notice to Vacate

Pursuant to the Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”), certain rental properties (“Covered Dwellings”) are subject to an eviction moratorium for 120 days after March 27, 2020. This means that the moratorium prohibiting the filing of certain evictions expires on July 25, 2020, and these cases may proceed beginning July 26, 2020. **In the event that the CARES Act applies to this Property, the Landlord is giving this notice to vacate and is requiring you, the tenants, to vacate the Property no later than thirty (30) days after the date on which this notice is provided to you.**

## Legal Action

**Landlord reserves the right to proceed with filing an eviction action at any time after the expiration of three (3) business days as required under Utah, which may be prior to the expiration of the thirty (30) day period described above. If the CARES Act applies to this Property, the Landlord will request an Order of Restitution requiring you to vacate the Property thirty (30) days from the date of this notice.**

If you are found by the court to be in unlawful detainer, you will be evicted and found liable for all amounts owed under the lease and/or Utah law, plus attorney fees, court costs, and three times those damages allowed to be trebled under Utah Code Ann. §78B-6-811.

## RETURN OF SERVICE AND SELF AUTHENTICATION DECLARATION

This Notice was served on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in one (or more) of the following manners:

- \_\_\_\_ **Personal Service.** A copy was delivered to the tenant personally.  
\_\_\_\_ **Posted Service.** Where a person of suitable age and discretion cannot be found, a copy was posted in a conspicuous place on the leased property.  
\_\_\_\_ **Substitute Service – Suitable Age and Discretion.** Where the tenant was absent, a copy was left with a person of suitable age and discretion at tenant’s residence, leased property, or usual place of business.  
\_\_\_\_ **Certified Mail.** A copy was sent through certified mail, registered mail, or an equivalent means (UPS, FedEx, etc.), addressed to the tenant and sent to the tenant’s residence, leased property, or usual place of business.

I declare under criminal penalty of the State of Utah the foregoing is true and correct.

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