

# EVICTIION NOTICE

## THREE DAY NOTICE TO QUIT AND VACATE FOR CONDUCTING UNLAWFUL BUSINESS

### Notice to Tenant(s):

(list all adults, even if not on lease)

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

\_\_\_\_\_

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

\_\_\_\_\_

### Notice Given by Landlord(s):

(If owned by an LLC, give that name as well)

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

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

\_\_\_\_\_

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

You have set up or carried on an unlawful business on the premises by (list all):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**You must vacate the premises within 3 calendar days, including weekends and holidays.** Vacating immediately may avoid the filing of an eviction with the court, additional damages and charges, and a judgment. An eviction will affect your credit.

If you do not comply with this notice, you will be served with a Summons and 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 notice. If you are found by the court to be in unlawful detainer, you will be evicted by the court and you will be liable for: (1) any rent due and unpaid through the end of your rental period; (2) damages caused by your unlawful detainer including the rental value for the period of unlawful detainer; (3) damages to the rental property beyond normal wear and tear; (4) damages as provided in Utah Code § 78B-6-1107 through 1114 for the abatement of nuisance, if any, caused by you; and (5) attorney's fees and court costs. You will also be liable for three times those damages allowed to be trebled under Utah Code §78B-6-811 which may include trebling all of the first four types damages listed above. If you are served with more than one Eviction Notice, you must comply with the terms of all served Eviction Notices.

**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 mail to you documentation of this debt. If within 30 days you request in writing the name of the original Landlord, you will be provided the original Landlord's name and address if different from the listed Landlord.

**DELIVERY:** This Notice was served on the Tenant(s) on \_\_\_\_\_ (month), \_\_\_\_\_, 20\_\_\_\_ in the method specified below: (check all that apply). (If no method is checked, then service was effected by posting after knocking or otherwise trying to determine if someone was in the residence or location).

\_\_\_\_\_ 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. §78B-5-705, I declare under criminal penalty of the State of Utah that the foregoing is true and correct.

Signature of Person who served notice: \_\_\_\_\_

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See [www.EvictionNetwork.com](http://www.EvictionNetwork.com) for updates to this form and for commercial forms. Use the latest forms. Phone: 801-872-2222.