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**IN THE FOURTH JUDICIAL DISTRICT IN AND FOR
UTAH COUNTY, STATE OF UTAH, PROVO DEPARTMENT**

8TH AVENUE INVESTMENTS LLC; and
SDBW LLC,

Plaintiffs,

vs.

NEXTHINK PET GROOMING LLC dba
SYDNEE'S PET GROOMING; DARREN
FLYNN; ANNA FLYNN aka ANNA DEGROFF;
and POK FLYNN,

Defendants.

**DEFAULT JUDGMENT
AND ORDER**

Civil No. 260402055 EV

Judge Tony F. Graf Jr.

IT IS ORDERED that, pursuant to a default certificate entered by the court, Plaintiffs are granted a judgment and order against Defendant Nexthink Pet Grooming LLC dba Sydnee's Pet Grooming; Darren Flynn; Anna Flynn aka Anna Degroff; and Pok Flynn (hereinafter "Defendants") in the amount of \$60,929.16, which consists of:

1. \$9,060.00 in rents (principal) through May 2026.
2. \$452.00 in late fees.
3. \$4,515.82 for other amounts owed under the Lease.
4. \$42,083.46 for treble damages pursuant to Utah Code Ann. § 78B-6-811 (2)(d) and (3)).
5. \$3,977.88 in Attorney fees as prayed for in the Complaint and stated by declaration (pursuant to written contract or Utah Code Ann. § 78B-6-811).
6. \$375.00, as prayed for in the Complaint, in filing fees to this court.
7. \$465.00, as prayed for in the Complaint, in service fees.

IT IS FURTHER ORDERED that any security deposit paid by Defendants shall be held by Plaintiffs pending a move-out inspection after Defendants have vacated the Property. The security deposit shall first be applied to any waste/damages committed against the property or other charges allowed by the Lease Agreement. The balance of the security deposit, if any, shall be applied to this Judgment. Any remaining amount, if any, shall be returned to Defendants.

IT IS FURTHER ORDERED, the total judgment shall incur interest at the rate of 5.51% per annum from the date of judgment until paid plus after-accruing costs. Plaintiff may request post-judgment costs by filing an affidavit or declaration and seeking a subsequent court order.

IT IS ALSO ORDERED, pursuant to the relief prayed for in the Complaint as well as Utah Code Ann. § 78B-6-811(1)(c), that this court declares the forfeiture of the Lease Agreement as well as any contracts between Plaintiffs and Defendants. Defendants are not released from any obligation for payments owed to Plaintiffs for the remainder of the Lease's term.

-----**END OF ORDER – SIGNATURE AT TOP**-----