

The Order of the Court is stated below:

Dated: July 15, 2026
10:27:21 AM

/s/ THOMAS LOW
District Court Judge



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**IN THE FOURTH JUDICIAL DISTRICT COURT
UTAH COUNTY, STATE OF UTAH**

ROBERT OREHOSKI, an individual,

Plaintiff,

v.

BRANDON ELLERTSON, an individual,

Defendant.

JUDGMENT

Case No. 260401524

Judge: Thomas Low

Defendant Brandon Ellertson ("Defendant") has failed to appear at both the Immediate Occupancy Hearing held on June 23, 2026, and the Damages Hearing held on July 14, 2026. The court, having determined the amount of damages pursuant to Rule 55(b)(2), Rule 58A, and § 78B-6-810(4)(a) hereby enters judgment in favor of Plaintiff Robert Orehoski and against Defendant Brandon Ellertson, in the amount of \$51,159.00, as follows:

1. \$10,800.00 for principal amounts owed beginning in January 2025 through June of 2026 as pled in ¶23 of the Complaint.
2. \$270 in late fees as pled in ¶23 of the Complaint.
3. \$33,210.00 for treble damages calculated as three times “the amounts due under the contract” pursuant to Utah Code § 78B-6-811(2)(d) and (3) as pled in ¶23 of the Complaint.
4. \$6,879.00 for attorney fees under Utah Code § 78B-6-811(5)(a) and Section 33 of the Lease as pled in ¶25 of the Complaint.
5. Pursuant to Utah Code § 15-1-4, judgment shall accrue interest at the applicable statutory rate until satisfied.
6. This judgment may be supplemented and/or augmented by expenses incurred in repairing damages to the premises caused by Defendant, attorney’s fees, costs, and/or other amounts reasonably incurred in the collection of the judgment.

ENTERED BY THE COURT

****On the date and as indicated by the Court’s Seal at the top of the first page****

END OF ORDER

CERTIFICATE OF SERVICE

I hereby certify that on July 14, 2026, I filed the foregoing **JUDGMENT** to be served upon all who have appeared in this case through the Court's electronic filing system.

/s/ Allan Rex

Allan Rex

Paralegal