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Place, L.C.*

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

YORKSHIRE PLACE, L.C.,

Plaintiff,

v.

JORGE SANCHEZ, an individual; and
LAISA ORTIZ, an individual,

Defendants.

DEFAULT JUDGMENT

Civil No. 250405699

The Honorable Derek P. Pullan

IT IS ORDERED that, pursuant to a Default Certificate entered by the Court, plaintiff Oxford Real Estate Holding, LLC, is granted a Judgment and Order jointly and severally against defendants Jorge Sanchez and Laisa Ortiz in the amount of \$9,633.46, which consists of:

Rent for July and August: \$3,200.

Late Fees: \$320.

Month-to-Month Fees: \$320.

1. \$3,840 in rents and fees (principal) through August 2026, per Apartment Lease

Agreement, ¶ 33(3), which provides that, in a hold-over status, the tenant “will be liable to us for all rent for the full term of the previously signed Lease Contract of a new resident who can’t occupy because of the holdover.”

2. \$5,003.46 for treble damages pursuant to Utah Code Ann. § 78B-6-811 (2)(d) and (3)) for July 1, 2026, through August 11, 2026.
3. \$650 in attorney fees as prayed for in the Complaint and stated by declaration (pursuant to written contract or Utah Code Ann. § 78B-6-811).
4. \$90 as prayed for in the Complaint, in filing fees to this court.
5. \$50 as prayed for in the Complaint, in service fees.

IT IS FURTHER ORDERED that any security deposit paid by the defendants shall be held by the plaintiffs pending a move-out inspection after the 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 shall be returned to the defendants.

IT IS FURTHER ORDERED, the total judgment shall incur interest at the rate of 24% per annum as stated by contract from the date of judgment until paid plus after-accruing costs.

The 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 the plaintiffs and defendants. The defendants are not released from any obligation for payments owed to the plaintiff for the remainder of the Lease's term.

IT IS SO ORDERED.

*****End of Order*****

*****Executed and entered by the Court as indicated by the date
and seal at the top of the page*****

CERTIFICATE OF SERVICE

On August 11, 2026, I served the foregoing DEFAULT JUDGMENT electronic mail and the Electronic Case Filing System on the following:

Jorge Sanchez
laisaortiz6@gmail.com

Laisa Ortiz

laisaortiz801@gmail.com

/s/ Joann Shields
