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

CANYON BRIDGE HOLDINGS, LLC,

Plaintiff,

v.

MARIANA DEL VALLE RIVAS,

Defendant.

DEFAULT JUDGMENT

Civil No. 260402355

The Honorable Sean Peterson

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 against defendant Mariana Del Valle Rivas in the amount of \$7,558.60, which consists of:

1. Contract damages in the amount of \$2,033.51 comprising:
 - a. \$1,567.62 in rents (principal) through the date of filing.
 - b. \$180 in late fees through the date of filing.
 - c. \$285.89 in unpaid utilities through the date of filing.

2. \$4,707.09 for treble damages pursuant to Utah Code Ann. § 78B-6-811 (2)(d) and (3)) for August 8, 2026, through August 27, 2026, calculated as \$58.06 (per diem) x 19 = \$1,103.14 + \$180 (late fees) + \$285.89 (utilities) = \$1,569.03 x 3 = \$4,707.09.
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. \$105

(complaint) + \$12 (Greenfiling) in filing fees = \$117.

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*****