The Order of the Court is stated below:
Dated: November 02, 2026 11:32:14 AM **/s/** JARED ELDRIDGE
District Court Judge

Gregory S. Moesinger (#10680)
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Attorneys for Plaintiffs GREP Southwest, LLC DBA
Greystar Property Management, and Property Reserve, Inc.

IN THE FOURTH DISTRICT COURT IN AND FOR

UTAH COUNTY, STATE OF UTAH

GREP SOUTHWEST, LLC, a foreign limited liability company doing business as GREYSTAR PROPERTY MANAGEMENT, and PROPERTY RESERVE, INC., a Utah nonprofit corporation, Plaintiffs, vs. CELINA MILLER, an individual, Defendant.	**JUDGMENT** **(Re: Celina Miller)** Civil No. 260300167 Judge Jared Eldridge **Tier 2**

Pursuant to Utah Code § 78B-6-807(3) and the Utah Rules of Civil Procedure, Plaintiffs GREP Southwest, LLC doing business as Greystar Property Management and Property Reserve, Inc. served Defendant Celina Miller, with the Order, a Three-day Summons, the Verified Complaint (the "Complaint"), Plaintiffs' Rule 26.3 disclosures (included as part of the Complaint), and the Bilingual Notice to Responding Party for Eviction Summons. Service was

effectuated on October 21, 2026; and the Plaintiffs filed the process server's Return of Service on October 22, 2026. (*See* Proof of Service, Dkt. No. 5.)

Defendant Celina Miller was required to file and serve his/her/their answer or otherwise respond to the Complaint by October 26, 2026. The Defendant failed to do so; and, to date, the Defendant has not filed an answer or other response to the Complaint. Accordingly, the Clerk of the Court has entered the Certificate of Default for the Defendant. (*See* Certificate of Default.)

With the Defendant having defaulted, and having reviewed the Plaintiffs' Verified Complaint, the Court GRANTS the relief sought in the Complaint; and IT IS HEREBY ORDERED, ADJUDGED, AND DECREED as follows:

1. Plaintiffs Greystar Management Services, LP and Property Reserve, Inc., collectively, are hereby awarded judgment in their favor, and against Defendant Celina Miller in the following amounts:

a.	Principal and late fees through 08/04/2026:[1]	$845.55
b.	Treble damages for 8/07/2026 – 10/28/2026:[2]	$21,957.96
c.	Attorneys' fees:[3]	$350.00

1 Verified Compl. ¶¶ 21-25, Ex. "B" at 1 (three-day notice), Ex. "C" (account ledger).

2 Utah Code § 78B-6-811(3). The Defendant was in unlawful detainer as of August 7, 2026. Verified Compl. at ¶¶ 21-25, 37-40, Ex. "B". The monthly rent in the lease was $2,715. Verified Compl. at ¶ 15. Therefore, the per diem for treble damages is $267.78, which is calculated as $2,715, multiplied by 12 months, divided by 365 days in a year, and multiplied by 3 for trebling. The unlawful detainer period is from August 7, 2026 through at least October 26, 2026 or a period of 87 days ($278.78*82 = $21,957.96).

3 Plaintiff is entitled to its attorneys' fees per the terms of the parties' lease agreement as well as by statute. Utah Code § 78B-6-811(5) ("[T]he court shall award costs and reasonable attorney fees to the prevailing party."); Verified Compl. at ¶ 19, Ex. "A" at 5. The amount requested is pursuant to the schedule provided by Rule 73. Utah R. Civ. P. 73(f)(1). Plaintiffs' counsel will not share the fee in violation of Rule of Professional Conduct 5.4.

d. Costs (filing fee):[4] $375.00

Total Judgment Awarded: **$23,528.51**

2. This judgment shall bear interest at the contract rate of 24% per annum.[5]

3. This judgment may be augmented in the amount of reasonable costs and attorneys' fees expended in collecting this judgment by execution or otherwise allowed for in accordance with the Utah Rules of Civil Procedure.[6]

4. The Court shall retain jurisdiction over this matter to determine future damages through the end of the term of the Lease, if any, subject to the Landlord's mitigation obligation.

THE COURT'S SIGNATURE APPEARS AT THE TOP OF THE FIRST PAGE

----------END OF ORDER----------

4 Utah R. Civ. P. 54(d).
5 Utah Code § 15-1-4(2)(a); Verified Compl. at ¶ 18, Ex. "A" at 5 (interest at 24%).
6 Verified Compl. at ¶ 19, Ex. "A" at 5 (attorneys' fees clause in lease); Utah Code § 78B-6-811(5) ("[T]he court shall award costs and reasonable attorney fees to the prevailing party.").

CERTIFICATE OF SERVICE

I hereby certify that on the 28th day of October, 2026, I caused a true and correct copy of the foregoing **JUDGMENT** to be served upon the following by the method indicated:

Celina Miller Viviano at Saratoga Springs 18A 529 W. Yosemite Road Saratoga Springs, Utah 84095	(X) U.S. Mail, Postage Prepaid ( ) Hand Delivered ( ) Overnight Mail ( ) Facsimile ( ) E-filing/e-mail

/s/Teena Sanders

31100-2302/4922-1193-6715