The Order of the Court is stated below:
Dated: October 16, 2026 05:38:15 PM
/s/ BLAINE RAWSON
District Court Judge

DAVID R. GARDNER (USB 14974)
JEREMY M. SHORTS (USB 10983)
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IN THE SECOND JUDICIAL DISTRICT IN AND FOR DAVIS COUNTY, STATE OF UTAH, FARMINGTON DEPARTMENT	
TRUE NORTH PROPERTY OWNER C, LLC, Plaintiffs, vs. JENNIFER WHITNEY aka JENNIFER TELLING; NOAH WHITNEY; Defendants.	**(modified) JUDGMENT** Civil No. 250701127 EV Judge Blaine Rawson

IT IS HEREBY ORDERED that Plaintiffs be granted Judgment against Defendant Jennifer Whitney aka Jennifer Telling and Noah Whitney ("Defendants") in the amount of $46,956.00, which consists of the following:

1. $10,725.00 which consists of (1) $9,054.33 in unpaid daily rents, (2) $500.00 in unpaid late fees, and (3) $1,170.67 in unpaid misc. fees (which consists of notice service fees).
2. Defendants owe $32,175.00 in treble damages (pursuant to Utah Code Ann. § 78B-6-811(2)(d) and (3)) related to unpaid rents and other amounts owed under the Lease Agreement.
3. $1,530.25 for waste for damages beyond reasonable wear and tear committed against the Property.
4. $4,590.75 in treble damages related to waste committed against the Property pursuant to Utah Code Ann. § 78B-6-811(2)(c) and (3).
5. Attorney fees were not granted at this time. Plaintiff failed to file a motion as required by

URCP 73 and failed to provide the required information under Rule 73 to establish a claim for attorneys fees. The judgment may be augmented to include attorneys fees once a Rule 73 motion has been filed and if granted by the Court.

6. $200.00 in filing fees to this court.
7. $50.00 in service and constable fees.
8. Defendants are also provided a **CREDIT** in the amount of $2,315.00 based upon the security deposit previously paid by 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.

IT IS FURTHER ORDERED, that Plaintiffs may, upon approval from the Court, be permitted to augment the judgment in the amount of reasonable costs and attorney fees expended related to collection efforts of this judgment.

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. The Defendants shall not be released from any obligation for payments owed to Plaintiff for the remainder of the lease's term.

––––––––––––––––––END OF ORDER – SIGNATURE AT TOP––––––––––––––––––

CERTIFICATE OF SERVICE

On August 5, 2026, the foregoing **Judgment** was served as follows:

Noah & Jennifer Whitney 3879 South 1900 West #H309 West Valley City, Utah 84119 E-Mail: nswhitney83@gmail.com			
		X	US Mail, Postage Prepaid
		X	E-Mail
			NEF E-Filing Notification

			Other:
Noah & Jennifer Whitney 827 Flint Street Layton, Utah 84041 E-Mail: Jenwhitney83@gmail.com			
		X	US Mail, Postage Prepaid
		X	E-Mail
			NEF E-Filing Notification
			Other:

Law Offices of Jeremy M. Shorts, LLC

/s/ Brecka Strong
BRECKA STRONG