

The Order of the Court is stated below:

Dated: May 28, 2026
04:56:19 PM

/s/ KARA PETTIT
District Court Judge



Titan Legal
Kirk A. Cullimore #3640
David R. Todd #13884
Nicholas P. Lloyd #17492
12339 S. 800 E. Suite 100, Draper, UT 84020
Tele: (801) 571-6611
litigation@titanlegal.com
Attorneys for Plaintiff

IN THE THIRD DISTRICT COURT, STATE OF UTAH
SALT LAKE COUNTY, SALT LAKE DEPARTMENT

SUNRIVER APARTMENTS Plaintiff vs. JOSE ANGEL GUTIERREZ FRIETEZ Defendant	JUDGMENT AND ORDER Civil No. 250904233 Judge: KARA PETTIT
--	--

Pursuant to Plaintiff's Motion for Summary Judgment, and for good cause appearing, the Court hereby finds that there are no genuine disputes of material fact, and that Plaintiff is entitled to judgment as a matter of law.

IT IS HEREBY ORDERED that Plaintiff be awarded judgment against Defendant in the amount of:

Previous Balance	\$5.00
Daily Rent 5/1/2025 - 5/20/2025	\$690.40
Future Rent from 07/02/2025 - 8/13/2025	\$1484.36
Late Fees	\$210.00
Eviction Turn Over	\$50.00
Treble Damages 5/21/2025 - 7/1/2025	\$4349.52
Court Costs	\$165.00
Attorney Fees	\$930.00
<u>Court finds that \$75 of the requested fees is not reasonable or recoverable as reasonable attorney fees: .5 Organization, copying, and properly formatting of documents; preparation of documents to file electronically each in their respective formats; preparation of the physical file; .3 File documents with the court electronically; .2 Review, print, and copy return of service from the server; calendar default timing because the work was clerical and they were not tasks that an attorney would have had to perform. See e.g. Baldwin v. Burton, 850 P.2d 1188, 1200 01 (Utah 1993) (upholding trial court's inclusion of paralegal fees because it was work an attorney would have had to perform and not part of standard office operating expenses).</u>	
Credit	-\$0.00
Payments	-\$0.00

TOTAL JUDGMENT

\$7884.28

with interest on the judgment as provided by contract at the rate of 24% from the date of this judgment until paid. This judgment may, by motion, be augmented for additional costs and attorney fees by court order.

Pursuant to Rule 7(j)(4), URCP, a party may object to the form of the proposed Order by filing an Objection within 7 days after the proposed Order is served upon them.

ISSUED under the seal of the court: Official signature appears at the top of the first page.

REF NO. 303289