

The Order of the Court is stated below:

Dated: June 10, 2026
09:03:49 AM

/s/ PATRICK CORUM
District Court Judge



Tyler J. Jensen (#9913)
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Attorneys for Plaintiffs

IN THE THIRD JUDICIAL DISTRICT IN AND FOR SALT LAKE COUNTY, STATE OF UTAH, SALT LAKE DEPARTMENT	
SFR ACQUISITIONS 3 LLC and TRICON RESIDENTIAL, Plaintiffs, vs. TUPOU PONGIA, LOTIOLA AHOLELEI, OLIVIA ASIKIA, JOHN DOES 1-5 and JANE DOES 1-5, Defendants.	DEFAULT JUDGMENT Civil No. 260903791 Judge: Patrick Corum

The Defendants, Tupou Pongia, Lotiola Aholelei, Olivia Askia, John Does 1-5, and Jane Does 1-5, have failed to plead or otherwise defend in this action and default has been entered.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

Plaintiffs are awarded Judgment against Defendants as follows:

\$2,724.10	Past Due Rent, charges and fees due through May 12, 2026
\$5,663.46	Treble damages due from May 13, 2026 through June 4, 2026 (at the rate of \$257.43 per day).
\$ 960.00	Attorney Fees
\$ 514.00	Filing Fee and Service Fees
\$9,861.56	

Judgment shall bear interest at the legal rate (5.51%) as provided by law from the date of this Judgment until paid, plus after-accruing cost and attorney fees.

This Judgment shall automatically include treble damages accruing from June 5, 2026 at the rate of \$257.43 a day until the subject premises located at: 4889 W Milos Drive, West Valley City, Utah 84120 have been restored to Plaintiff.

The Lease Agreement, if any exists, between the parties is hereby terminated. The Clerk of the Court is hereby authorized to issue an Order of Restitution in favor of the Plaintiff for the premises located at: 4889 W Milos Drive, West Valley City, Utah 84120.

It is further ordered that this Judgment may be augmented in the amount of reasonable costs and attorney fees expended in collecting said Judgment by execution or otherwise as shall be established by affidavit.

-----END OF JUDGMENT-----

In accordance with the Utah State District Courts Efiling Standard No. 4, and URCP Rule 10(e), this Judgment does not bear the handwritten signature of the Judge, but instead displays an electronic signature at the upper right-hand corner of the first page of this Judgment.