

**The Order of the Court is stated below:**

**Dated:** June 10, 2026  
10:29:26 AM

/s/ RICHARD PEHRSON  
District Court Judge



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

|                                                                                            |                                                                                |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| EMBARC AT WEST JORDAN APARTMENTS<br>Plaintiff<br><br>vs.<br>NATHAN SHEPARDSON<br>Defendant | <b>JUDGMENT AND ORDER</b><br><br>Civil No. 250909392<br>Judge: RICHARD PEHRSON |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|

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                        | \$0.00            |
| Daily Rent 11/1/2025 - 11/7/2025        | \$317.38          |
| Future Rent from 12/16/2025 - 3/26/2026 | \$4579.34         |
| Late Fees                               | \$225.80          |
| Service of Notice                       | \$30.00           |
| Utilities                               | \$402.92          |
| Tax                                     | \$32.00           |
| Parking                                 | \$40.00           |
| Eviction Turn Over                      | \$50.00           |
| Concession                              | \$500.00          |
| Treble Damages 11/8/2025 - 12/15/2025   | \$5168.76         |
| Court Costs                             | \$125.00          |
| Attorney Fees                           | \$1207.50         |
| Credit                                  | -\$37.94          |
| Payments                                | -\$0.00           |
| <b>TOTAL JUDGMENT</b>                   | <b>\$12640.76</b> |

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. 313649**