



DAVID R. GARDNER (USB 14974)
JEREMY M. SHORTS (USB 10983)
LAW OFFICES OF JEREMY M. SHORTS, LLC
P.O. Box 971233, Orem, Utah 84097
Telephone: 801-610-9879
E-Mail: info@utahevictionlaw.com
Attorneys for Plaintiffs

**IN THE THIRD JUDICIAL DISTRICT IN AND FOR
SALT LAKE COUNTY, STATE OF UTAH, SALT LAKE CITY DEPARTMENT**

PROGRESS RESIDENTIAL BORROWER 18,
LLC,
Plaintiffs,
vs.
BRIAN LEWIS;
Defendants.

**DEFAULT JUDGMENT
AND ORDER**

Civil No. 260903930 EV
Judge Patricia Kuendig

IT IS ORDERED that, pursuant to a default certificate entered by the court, Plaintiffs are granted a judgment and order against Defendant Brian Lewis (hereinafter "Defendants") in the amount of \$13,642.20, which consists of:

1. \$7,345.07 in daily rent (principal) through June 2026 (this amount excludes any rent for the specific timeline and number of days where treble damages are charged as stated in paragraph #4 below).
2. \$300.00 in late fees.
3. \$547.34 for other amounts owed under the Lease which consists of the following:
 - \$90.73 in Electricity fees Utility and Services Addendum Page 24, Paragraph 1a (\$58.16 + \$32.57).
 - \$85.85 in Gas fees Utility and Services Addendum Page 2 and 24, Paragraph 1a (\$62.96 + \$23.89).
 - \$17.98 in Utility Service fees Utility and Services Addendum Page 25, Paragraph 2biii (\$8.99 x 2).
 - \$15.34 in Stormwater fees Utility and Services Addendum Page 24, Paragraph 1a (\$7.67 x 2).
 - \$38.82 in Sewer fees Utility and Services Addendum Page 24, Paragraph 1a (\$38.82).
 - \$59.30 in Trash fees Utility and Services Addendum Page 24, Paragraph 1a (\$29.65 x 2).

- \$100.00 in Default Utility fees Utility and Services Addendum Page 25, Paragraph 3a (\$50.00 x 2).
- \$69.44 in Water fees Utility and Services Addendum Page 24, Paragraph 1a (\$36.77 + \$32.67).
- \$29.90 in Insurance Exemption fees Renters Insurance Addendum Page 27, Paragraph 3 (\$14.95 x 2).
- \$39.98 in Progress Smart Home fees Page 2 and 41, Smart Home System Service Agreement Paragraph 2 (\$19.99 x 2).

4. \$4,334.79 for treble damages pursuant to Utah Code Ann. § 78B-6-811 (2)(d) and (3)).

This amount was calculated by monthly rent of \$2,930.00 x 12 / 365 x 3 x 15 days) for the days beginning May 19, 2026 (the day after the eviction notice expired) until June 2, 2026 the day the Defendant vacated.

5. \$850.00 in Attorney fees as prayed for in the Complaint and stated by declaration (pursuant to written contract or Utah Code Ann. § 78B-6-811).

6. \$215.00, as prayed for in the Complaint, in filing fees to this court.

7. \$50.00, as prayed for in the Complaint, in service fees.

IT IS FURTHER ORDERED that any security deposit paid by Defendants shall be held by Plaintiffs pending a move-out inspection after Defendants have vacated the Property. The security deposit shall first be applied to any waste/damages committed against the property or other charges allowed by the Lease Agreement. The balance of the security deposit, if any, shall be applied to this Judgment. Any remaining amount, if any, shall be returned to 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. Plaintiff may request post-judgment costs by filing an affidavit or declaration and seeking a subsequent court order.

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. Defendants are not released from any

obligation for payments owed to Plaintiffs for the remainder of the Lease's term.

-----**END OF ORDER – SIGNATURE AT TOP**-----