

The Order of the Court is stated below:

Dated: June 30, 2026
11:58:44 AM

/s/ TODD M. OLSEN
District Court Judge



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

SHADOW BROOK APARTMENTS Plaintiff vs. VIRGINIA L. CERRONI Defendant	JUDGMENT AND ORDER Civil No. 250909963 Judge: Todd M Olsen
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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 12/1/2025 - 12/10/2025	\$575.70
Future Rent from 01/13/2026 - 3/3/2026	\$2878.50
Late Fees	\$259.80
Eviction Turn Over	\$50.00
Utilities	\$334.92
Parking	\$50.00
Tax	\$32.00
Insurance	\$24.00
Service of Notice	\$35.00
Treble Damages 12/11/2025 - 1/12/2026	\$5699.43
Court Costs	\$263.00
Attorney Fees	\$1207.50
Credit	-\$0.00
Payments	-\$0.00
TOTAL JUDGMENT	\$11409.85

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. 315074