

The Order of the Court is stated below:

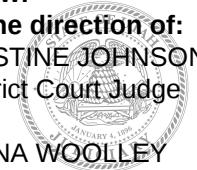
Dated: July 16, 2026
12:46:13 PM

At the direction of:

/s/ KRISTINE JOHNSON
District Court Judge

by

/s/ IANNA WOOLLEY
District Court Clerk



**THIRD JUDICIAL DISTRICT - SALT LAKE COUNTY DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH**

DONALD SCHAUB, Plaintiff,	RULING Minute entry
vs.	Case No: 258900095
RACHEL CHAMBERLAIN, Defendant.	Judge: KRISTINE JOHNSON Date: July 16, 2026

This matter came before the Court for trial de novo on July 8, 2026. Plaintiff and Defendant both presented oral and documentary evidence. Upon consideration of such evidence, the Court hereby finds as follows:

1. Judgment for Plaintiff is entered in the amount of \$3,700 for unpaid rent for the month of November, 2024.
2. Judgment for Plaintiff is entered in the amount of \$2,779.30. This represents amounts incurred by Plaintiff to repair damage to the walls, carpet, paint, light fixtures, drapery and interior and exterior cleaning. It does not include repair costs for the kitchen sink and bathroom faucet repair, or replacement, as Defendant submitted evidence that she informed Plaintiff during her tenancy that those items were not functioning properly, and while Plaintiff did make repairs the issues continued.

Accordingly, the Court orders Judgment as follows:

\$6479.30 less \$2,250.00 representing the retained security deposit = \$4,229.30

plus

\$165.00 in court costs

TOTAL JUDGMENT \$4394.30 plus 6.230 percent interest until paid in full.

It is so Ordered.

End Of Order - Signature at the Top of the First Page

CERTIFICATE OF NOTIFICATION

I certify that a copy of the attached document was sent to the following people for case 258900095 by the method and on the date specified.

EMAIL: RACHEL CHAMBERLAIN sullivanweddingslc24@gmail.com

EMAIL: DONALD SCHAUB donaldschaub38@gmail.com

07/16/26 /s/ IANNA WOOLLEY
Date: _____
Signature