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Attorney for Plaintiffs

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

LRA INTERNATIONAL, L.L.C. dba SANDY
ENCLAVE,
Plaintiffs,
vs.
DEZRA D. SIMS; and ALLISON WELLS,
Defendants.

JUDGMENT

Civil No. 250905416 EV
Judge Thaddeus May

IT IS HEREBY ORDERED that Plaintiffs be granted Judgment against Defendant Dezra D. Sims and Allison Wells ("Defendants") in the amount of \$22,770.60, which consists of the following:

1. \$4,655.53 which consists of (1) \$3,701.61 in unpaid daily rents, (2) \$370.16 in unpaid late fees, and (3) \$583.76 in unpaid misc. fees (which consists of notice service fees).
2. Defendants owe \$13,966.59 in treble damages (pursuant to Utah Code Ann. § 78B-6-811(2)(d) and (3)) related to unpaid rents and other amounts owed under the Lease Agreement.
3. \$738.37 for damages beyond reasonable wear and tear to the Property.
4. \$2,215.11 in treble damages related to waste committed against the Property pursuant to Utah Code Ann. § 78B-6-811(2)(c) and (3).
5. \$2,100.00 in Attorney fees stated by affidavit.
6. \$200.00 in filing fees to this court.

7. \$170.00 in service and constable fees.

8. Defendants are also provided a **CREDIT** in the amount of \$1,275.00 based upon the security deposit previously paid by 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.

IT IS FURTHER ORDERED, that Plaintiffs may, upon approval from the Court, be permitted to augment the judgment in the amount of reasonable costs and attorney fees expended related to collection efforts of this judgment.

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. The Defendants shall not be released from any obligation for payments owed to Plaintiff for the remainder of the lease's term.

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

CERTIFICATE OF SERVICE

On July 1, 2026, the foregoing **Judgment** was served as follows:

Dezra D. Sims & Allison Wells 8767 South 500 East, Sandy, Utah 84070 E-Mail: allisonwells592@gmail.com	☒ US Mail, Postage Prepaid ☒ E-Mail ☐ NEF E-Filing Notification ☐ Other:
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LAW OFFICES OF JEREMY M. SHORTS, LLC

/s/ Brecka Strong
BRECKA STRONG