The Order of the Court is stated below:
Dated: October 13, 2026 12:59:10 PM
/s/ LINDA JONES
District Court Judge

DAVID R. GARDNER (USB 14974)
JERRID A. FLOYD (USB 14970)
JEREMY M. SHORTS (USB 10983)
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Attorneys for Plaintiffs

IN THE THIRD JUDICIAL DISTRICT IN AND FOR SALT LAKE COUNTY, STATE OF UTAH, SALT LAKE CITY DEPARTMENT	
JONATHAN PARK, Plaintiffs, vs. GURMINDER S. BHATIA aka RAJ BHATIA; and JAGDIP K. BHATIA aka AMARJIT BHATIA aka SAGDIE BHATIA aka VASPRETT BHATIA aka CHADHA BHATIA, Defendants.	**JUDGMENT** Civil No. 250909283 EV Judge Linda Jones

IT IS HEREBY ORDERED that Plaintiffs be granted Judgment against Defendant Gurminder S. Bhatia aka Raj Bhatia and Jagdip K. Bhatia aka Amarjit Bhatia aka Sagdie Bhatia aka Vaspreet Bhatia aka Chadha Bhatia ("Defendants") in the amount of $77,542.68, which consists of the following:

1. $38,775.32 which consists of:
    a. $10,156.33 in unpaid daily rents accrued during the time period from May 1, 2025, through December 31, 2025, when the Property was returned to the Plaintiff (which excludes the days of treble damages stated below).
    b. $5,130.08 in unpaid late fees, and
    c. $23,488.91 in unpaid rents and fees as follows:
        i. $16,730.00 in deferred rent for the months of August 2024 through

January 2025.

ii. $1,702.83 for Public Utilities.

iii. $1,356.08 for the city fine and certified mail to mail the check.

iv. $3,700.00 for a Construction Lien placed on the property as a result of Defendant's failure to pay Dallas Electric for work performed on their behalf.

2. Defendants are responsible for treble damages (pursuant to Utah Code Ann. § 78B-6-811(2)(d) and (3)) in the amount of $13,942.36, which was calculated by monthly rent of $2,945.00 x 12 / 365 x 3 x 48 days for the days beginning November 14, 2025 (the day after the eviction notice expired) until December 31, 2025.
3. $5,300.00 for waste for damages beyond reasonable wear and tear committed against the Property.
4. $15,900.00 in treble damages related to waste committed against the Property pursuant to Utah Code Ann. § 78B-6-811(2)(c) and (3).
5. $3,030.00 in Attorney fees stated by affidavit.
6. $375.00 in filing fees to this court.
7. $220.00 in service and constable fees.

IT IS FURTHER ORDERED, the total judgment shall incur interest at the rate of 20% per annum as stated by contract 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 May 13, 2026, the foregoing **Judgment** was served as follows:

Gurminder S. Bhatia & Jagdip K. Bhatia 1252 W. 400 S. Salt Lake City, Utah 84104 Residential Address: 11273 Pervenche Lane South Jordan, Utah 84095 E-Mail: handypantryslc@gmail.com			
		X	US Mail, Postage Prepaid
		X	E-Mail
			NEF E-Filing Notification
			Other:

Law Offices of Jeremy M. Shorts, LLC

/s/ Characa Waters
CHARACA WATERS