The Order of the Court is stated below:
Dated: October 16, 2026 04:05:58 PM **/s/** KRISTINE JOHNSON
District Court Judge

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

OQUIRRH HILLS APARTMENTS LLC Plaintiff vs. NIYA THOMAS Defendant	**DEFAULT JUDGMENT** Civil No. 260904710 Judge: KRISTINE JOHNSON

Defendant NIYA THOMAS have failed to plead or otherwise defend in this action and default has been entered. IT IS HEREBY ORDERED that Plaintiff be awarded Judgment against Defendant in the amount of:

Previous Balance		$0.00
Daily Rent 6/1/2026 - 6/10/2026		$533.60
Future Rent from 07/28/2026 - 9/18/2026		$2828.08
Late Fees		$298.80
Utilities		$170.04
Parking		$40.00
Internet		$190.00
Insurance		$30.00
Concession		$1994.00
Service of Notice		$25.00
Eviction Turn Over		$50.00
Misc.		$17.90
Treble Damages 6/11/2026 - 7/27/2026		$7523.76
Serve Summons and Complaint	$44.35	
Court Fee	$105.00	
Serve Order of Restitution		$29.00
Attorney Fees		$885.00
Credit		-$0.00
Payments		-$0.00
TOTAL JUDGMENT		**$14764.53**

Interest shall accrue on this judgment as provided by contract at the rate of 24% from the date of judgment until paid.

This Judgment may, by motion, be augmented in the amount of reasonable costs and attorney fees by court order.

ISSUED under the seal of the court: Official signature appears at the top of the first page.