October 19, 2026

JOEL FERRE
District Court Judge

10/06/2026 14:56:16 [260906313]

Caden Brackett
2741 N 520 E, Lehi, UT 84043
(385) 321-7364 · 24brackett@gmail.com
Plaintiff, Pro Se

IN THE THIRD JUDICIAL DISTRICT COURT

SALT LAKE COUNTY, STATE OF UTAH

CADEN BRACKETT,
Plaintiff,

v.

KIRSTEN ELIZEBETH HUNT,
Defendant.

JUDGMENT FOR PLAINTIFF FOR UNLAWFUL DETAINER (EVICTION)

Case No. 260906313
Judge Joel Ferre

This matter came before the Court on Plaintiff's Affidavit of Default and Request for Entry of Money Judgment, filed October 2, 2026, and Plaintiff's Affidavit of Damages. The Court previously entered its Order Approving Stipulation and Judgment for Possession on September 1, 2026, which approved the parties' signed Stipulation and held the money claim in abeyance. Paragraph 4 of that Order provides that, upon Plaintiff's affidavit of default, the Court may enter a money judgment without further hearing, Defendant having consented in advance to entry of that judgment. Defendant having defaulted, and good cause appearing, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:

1. JUDGMENT FOR POSSESSION of the premises at 12842 S 1830 W, Basement Apartment, Riverton, Utah 84065 was entered in favor of Plaintiff and against Defendant on September 1, 2026. Defendant surrendered possession on August 31, 2026, and no Order of Restitution is required.

2. MONEY JUDGMENT is entered in favor of Plaintiff Caden Brackett and against Defendant Kirsten Elizebeth Hunt in the principal amount of $3,179.60, itemized as unpaid August 2026 rent of $1,620.00, an August 2026 late fee of $129.60, an unpaid June 2026 rent balance of $1,215.00, and court filing fees of $215.00.

3. Defendant has made no payments toward this amount, and no security deposit credit is applied, the refundable portion having been fully consumed by lawful deductions documented in the Security Deposit Disposition Statement provided to Defendant on September 29, 2026.

4. This Judgment shall bear POST-JUDGMENT INTEREST at the statutory rate from the date of entry until paid in full.

5. No treble damages, attorney fees, or collection costs are awarded by this Judgment. Plaintiff's right to move separately for an amended judgment adding those amounts under Paragraph 7.5 of the Stipulation is RESERVED.

6. Plaintiff may pursue any and all lawful post-judgment collection remedies, including writs of garnishment, writs of execution, supplemental proceedings to identify assets, and recording an abstract of judgment.

7. Defendant having defaulted, Plaintiff's obligations regarding expungement under Section 6 of the Stipulation are void under Paragraph 7.6.

8. The Court retains jurisdiction to enforce this Judgment.

DATED this _____ day of _____, 2026.

_____

DISTRICT COURT JUDGE
Honorable Joel Ferre

Submitted by:



_____

Caden Brackett, Plaintiff, Pro Se · Dated: October 6, 2026