The Order of the Court is stated below:
Dated: November 21, 2026 10:06:07 AM **/s/** RICHARD PEHRSON
District Court Judge

Davis P. Pope #18076
Andrew J. Cotter #20839
STRONG & HANNI
102 South 200 East, Suite 800
Salt Lake City, Utah 84111
(801) 532-7080
dpope@strongandhanni.com
acotter@strongandhanni.com
Attorneys for Plaintiff

IN THE THIRD JUDICIAL DISTRICT COURT
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH

GABBY PROPERTIES, INC., Plaintiff, vs. MICHAEL SEACH, Defendant.	**DEFAULT JUDGMENT** Civil No. 260908435 Judge Richard Pehrson

This matter came before the Court on November 17, 2026, for an immediate occupancy hearing under Utah Code Ann. § 78B-6-810. Andrew J. Cotter of Strong & Hanni appeared for Plaintiff Gabby Properties, Inc. ("Plaintiff"). Defendant Michael Seach ("Defendant"), who had been served with the Summons and Complaint, filed an Answer, and received notice of the hearing, failed to appear.

THE COURT FINDS that Defendant failed to appear at the hearing after receiving notice; that the allegations in Plaintiff's Complaint are true; that Defendant is in unlawful detainer of the premises under Utah Code Ann. § 78B-6-802(1)(c); and that judgment should be entered against Defendant.

Utah Code Ann. § 78B-6-810(4)(a). Based on the Declaration of Counsel in Support of Default Judgment (Dkt. 26), the Court further finds that the amounts set out below are due.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED THAT:

1. Possession of the premises located at 1729 N. Beck St. #16, Salt Lake City, Utah 84116 (the "Premises") is awarded to Plaintiff, and Defendant, Defendant's property, and all persons claiming a right to occupancy through Defendant shall be removed from the Premises. All rights to occupancy through Defendant arising from the rental agreement are terminated.

2. An Order of Restitution shall issue and be served upon Defendant in accordance with Utah Code Ann. § 78B-6-812, directing Defendant to vacate the Premises immediately upon service. Utah Code Ann. §§ 78B-6-810(4), -812(2)(b)(iii).

3. Plaintiff is awarded judgment against Defendant for the following sums:

a. Unpaid rent, October 2026	$650.00
b. Treble damages, October 8 through October 31, 2026 ($650 × 24/31 = $503.23, trebled under Utah Code Ann. § 78B-6-811(3))	$1,509.68
c. Late fee	$50.00
d. Attorney fees (Lease § 8; Utah Code Ann. § 78B-6-811(5)(a))	$400.00

e. Court filing fee	$375.00
f. Service of process fee	$50.00
Subtotal	$3,034.68
g. Less security deposit applied	($400.00)
TOTAL JUDGMENT	**$2,634.68**

4. This judgment shall bear post-judgment interest at the rate provided by Utah Code Ann. § 15-1-4 from the date of entry until paid.

*****THE COURT'S SEAL WILL APPEAR AT THE TOP OF THIS DOCUMENT*****