**NOTICE TO QUIT- NON PAYMENT OF RENT**

**(Utah)**

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| **Tenant’s Name** |  |
| **Tenant’s Address** |  |
| **Date of Lease** |  |
| **Period for which rent is due** |  |
| **Total Rent Due** |  |
| **Date of Service** |  |
| **Method of Service** |  |

**TO TENANT(S) AND ALL OTHERS IN POSSESSION OF THE PREMISES LOCATED AT THE ABOVE-NAMED ADDRESS.**

**PLEASE TAKE NOTICE** that pursuant to the Lease, the date of which is set out above, under which you hold possession of the above mentioned premises, there is now due unpaid and delinquent rent in the total sum as set out above, representing rent for the period set out above.

**PLEASE TAKE FURTHER NOTICE** that within **THREE (3)** days after service of this Notice, you are hereby required to pay the above-listed amount in full OR quit the subject premises, move out, and deliver up possession of the same to the Landlord.

Failure to pay the rent in full OR vacate the premises **WITHIN THREE (3)** days will result in being served with a Summons and Complaint for unlawful detainer. Unlawful detainer is defined as remaining in possession of rental property after the owner serves you with a lawful notice to leave, such as this Eviction Notice. If you are found by the court to be in unlawful detainer, you will be evicted by the court and found liable for: (1) any rent due and unpaid through the end of your rental agreement, less any amounts the landlord receives from the next tenant; (2) damages caused by your unlawful detainer of the rental property; (3) damages for any waste of the property caused by you, if and only if the landlord alleges them in a court complaint and proves them at trial, or submits them to the court by affidavit in the event of your default (Waste is damage you cause beyond normal wear and tear.); (4) damages as provided in Utah Code Ann. § 78B-6-1107 through 1114 for the abatement of nuisance, if any, caused by you (abatement of nuisance means to stop a nuisance); and, (5) attorney fees and court costs.

If your lease requires mediation, you must alert the landlord or their attorney in writing within three calendar days of your willingness to participate in mediation. Mediation shall take place within seven days of receipt of your written notification. If you fail to provide this written notification within three days and/or you fail to participate in mediation within seven days, be advised that your landlord intends to proceed with legal or equitable relief. You will also be liable for three times those damages allowed to be trebled under Utah Code Ann. § 78B-6-811 which may include trebling damages mentioned above.

THIS IS INTENDED AS A THREE (3) DAY LEGAL NOTICE FOR THE PURPOSE OF DEMANDING RENT OR TERMINATING YOUR TENANCY. THIS NOTICE IS IN ACCORDANCE WITH Utah CODE, TITLE 78B, CHAPTER 6 § 802(c). LANDLORD RESERVES ALL THE RIGHTS AND REMEDIES PROVIDED UNDER THE RENTAL AGREEMENT AND UNDER APPLICABLE LAWS OF THE STATE OF Utah. NOTHING IN THIS NOTICE MAY BE CONSTRUED AS A WAIVER OF SUCH RIGHTS AND REMEDIES.

FAIR DEBT COLLECTION PRACTICES ACT NOTICE: THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Unless you dispute the validity of this debt within **THIRTY (30)** days, it will be assumed by the landlord to be valid. If you notify the landlord in writing within **THIRTY (30)** days that you dispute this debt or any portion thereof, the landlord will obtain and mail to you verification of this debt or a copy of a judgment against you. Upon your written request within the **THIRTY (30)** day period, the landlord, or the person or entity serving this notice, will provide you with the name and address of the original landlord, if different from the current landlord.

If your landlord takes you to court to evict you and if you have paid the rent, or if you believe there is a good reason why you do not owe the rent, you will have the opportunity to present the reasons why you believe you should not be evicted. If you believe there is a good reason why you do not owe the rent claimed by your landlord, you can have a lawyer to advise you. Call him or her soon.

**How to Get Legal Help**

1. Call your own lawyer.
2. If you do not have an attorney but have money to retain one, you may locate an attorney through the American Bar Association Lawyer Referral Directory on https://tinyurl.com/y7tm3t5y or through a local lawyer referral service. Lawyer referral services should be listed in the yellow pages of your telephone directory.
3. If you do not have an attorney and cannot pay for legal help, you may qualify for assistance through a local legal aid office. Legal aid offices should be listed in the yellow pages of your telephone directory. Further help is available at <https://www.usa.gov/legal-aid>. If you do not have internet access at home then internet access should be available at a local library.

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