

NOTICE OF EVICTION
FIFTEEN (15) DAY NOTICE TO TERMINATE TENANCY

To: _____ Address: _____

_____ (and all other tenants known)

PLEASE TAKE NOTICE that as of the end of your current rental period, your month-to-month or other periodic tenancy in the above described premises is hereby terminated.

This Notice is intended to terminate your tenancy in accordance with Utah Code Annotated § 78B-6-802, 803, 804, 805 and 806 (2008). Accordingly, this Notice is served 15 days or more prior to the end of your current rental period.

YOU ARE FURTHER NOTIFIED that if you fail to vacate and deliver up possession of the premises WITHIN 15 DAYS, you will be unlawfully detaining possession and the undersigned will institute legal proceedings to evict you from the premises in accordance with Utah Code Ann. § 78B-6-802 (2008). You will be liable for **TREBLE DAMAGES** (Utah Code Ann. § 78B-6-811) for each day that you unlawfully detain the premises, including any damage to the premises, plus court costs and attorney fees.

Dated this ____ day of _____, 20__.

By:

RETURN OF SERVICE

This Notice was served on the above-listed tenant(s) on this ____ day of _____, 20__, in one (or more) of the following manners:

____ **Personal Service** – A copy was delivered to the tenant listed above personally.

____ **Posted Service** – A copy was posted in a conspicuous place on the premises, as no one was home.

____ **Suitable Age & Discretion – Residence** – A copy was left with a person of suitable age and discretion at tenant's residence listed above and a second copy was mailed to a tenant's residence listed above.

____ **Suitable Age & Discretion – Place of Business** – A copy was left with a person of suitable age and discretion at tenant's place of business and a second copy was mailed to tenant's residence listed above.

____ **Certified Mail** – A copy was sent through certified or registered mail to tenant's address listed above.

Pursuant to Utah Code Ann. § 45-5-01, I declare under criminal penalty that the foregoing is true and correct.

By: