

# **Three-Day Notice to Vacate for Nuisance**

Notice is hereby given that you must vacate the premises immediately

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(and all other tenants known)

YOU ARE HEREBY REQUIRED to quit and vacate the premises within THREE DAYS after service of this notice upon you in accordance with the provisions of §§ 78-36-3 and 78-36-6, Utah Code Ann. (1953). This demand is made pursuant to Utah Code Ann. § 78-36-3 (1953) because you have suffered, permitted, or maintained a nuisance, including nuisance as defined in Utah Code Ann. § 78-38-9, on or about the premises as follows:

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YOU ARE HEREBY NOTIFIED that your conduct is a non-curable breach of the lease or rental agreement or is otherwise defined by Utah law to be conduct for which you may be evicted and the undersigned hereby elects to declare a forfeiture of said agreement and/or violation of said law.

YOU ARE FURTHER NOTIFIED that if you fail to vacate the premises within the period of THREE DAYS, the undersigned will institute legal proceedings to evict you from the premises in accordance with Utah Code Ann. § 78-36-10 (1953). You will be liable for THREE TIMES the amount of the damages assessed by the court for unlawful detainer, including any damage to the premises, plus court costs and attorney fees.

Dated this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
**Signature**