



Landlord Letter

Free Forms & Notices — www.utahevictionlaw.com

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How Did Utah Eviction Law Get Started?

Utah Eviction Law was created around 2008 with a basic website and free forms for landlords and property managers. Every once and a while we have a client ask why we chose to focus on evictions and how we got started.

Of All Areas of the Law

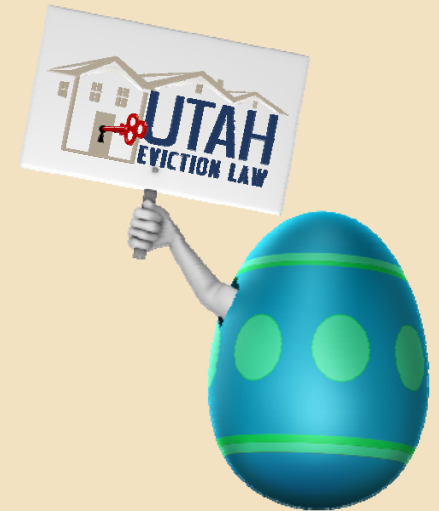
Why Evictions?

Directly out of law school I worked for a mid-sized law firm with a focus on general civil litigation. I worked on a variety of cases, but spent most of my time on real estate and business litigation. Under the regular laws and court procedures related to lawsuits, it was not uncommon for these cases to

last for a year (or more) and cost thousands (or tens of thousands) of dollars.

It was frustrating to see how slowly the wheels of justice can turn. And it was awkward to have monthly conversations with clients where sometimes the only significant update about the case was that their retainer was used up, again. And that they would need to replenish their retainer with additional funds, again. Where there wasn't any significant progress in the case, it was difficult to continue to ask a client to replenish their retainer. I struggled with how to show clients progress with their case while still

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“Utah Eviction Law is efficient, responsive, easy to work with and very patient in answering all of our questions...”

~John
Google Review

Landlord Laughs — Paul Blart, Mall Cop

Recently we ended up at an eviction hearing against a tenant that was in jail for, among other things, assaulting the other tenants. The tenant was transported from the jail to give him the opportunity to make his arguments to the judge as to why he should not be evicted.

Instead of giving any good defense, the tenant (with an orange jumpsuit and shackles) repeatedly made statements to the judge verifying that he committed the crimes that got him arrested and evicted.

At one point he said “for example judge, a couple of weeks ago, I beat up a mall cop, you know, Paul



Blart?” The courtroom attendants tried to maintain straight faces, but laughter ensued. He then explained that he is working and wants to pay his landlord, but whenever he gets cash he spends it on drugs. Instead of keeping things general, he then proceeded to provide the court with the exact street address of where he would purchased drugs.

Despite being the opposing attorney, I felt like screaming out to him, “STOP TALKING!!!” The court granted our eviction, but I do have to give him credit for being upfront with the court. Unfortunately for him, he was a little too upfront.

Quick Tip : Court Appearances

- **Dress the Part** — As your attorneys, we will be in a suit. We tell clients, “Dress up! We don’t want the Judge wondering if you are the tenant!”
- **Be Polite & Professional** — Sometimes a tenant in our hearings either speaks out of turn or talks back to the Judge. Bad move! It can upset the Judge and can impact your credibility.
- **Ask Questions** — Talk to your attorney DURING the hearing. If you wait until after the Judge has already made their decision, it’s difficult or impossible to have the Judge reconsider.



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maintaining a budget.

These long-term and expensive cases are exactly why we focus on evictions. Instead of months or years and thousands of dollars, most of our evictions are finished in weeks and cost hundreds of dollars. Most of our clients are not wealthy people and we have to run our firm in a way that makes sense. It is very refreshing to completely finish a case in about 2-3 weeks for an affordable price. This is night and day different from the long and expensive cases I was used to.

How did Utah Eviction Law Get Started?

Utah Eviction Law started around eight years ago as a home based business I ran completely by myself. From being an attorney and a receptionist to handling billing and all things IT and everything in between, I had to wear a lot of hats. But we consistently made progress. Once landlords started to hear about us and as our reputation grew, so did our law firm.

Since the beginning days in a home office, we have continued to grow and expand the staff and services we provide. Each year we have continued to grow in terms of clients and cases as well as staff and the services we provide. Right now we now have two attorneys (myself and Dave) with several helpful support staff (Mandy,

Rachael, and Lacie). Our current team is perfectly suited to handle all of our client’s needs and help us to continue to grow.

The Future of Utah Eviction Law

If the past is any indication of the future, we are excited to continue to grow. We track several aspects of our business and it is exciting each month to see whether we will surpass prior benchmarks and records. We’re also always considering what else we can do to keep our clients happy – this newsletter is an example of that. We’re past our 2nd full year of putting together this newsletter, and it wouldn’t be possible without Lacie.

THANK YOU

It wouldn’t be a complete story about Utah Eviction Law without a sincere thank you to our clients for supporting us so faithfully. We appreciate every bit of support we have received and hope to be able to continue to serve you in the future. Finally, our staff is second to none and this wouldn’t be possible without them. I wanted to thank Lacie for sticking with us the longest (almost 5 years now), Dave for being a huge help and a great attorney, Mandy for working harder than anyone will know, and our newest team member Rachael for being willing to work with a bunch of crazy people. Make sure to check out Rachael’s profile spotlight on page four.

Attorney Jeremy Shorts



Know Your Notice

•Three Day Notice for Criminal Acts•

Purpose: Allows landlords to evict where their tenants have committed crimes on the property.



Like other eviction notices, it must be served in person, posted or sent via certified mail. It cannot be given verbally, texted or emailed.

Based on the seriousness of the actions, the tenant may not have an opportunity to cure the problems. They must vacate the property in 3 days or they will be guilty of unlawful detainer.

This can become a he said she said battle, so document any criminal acts. Witnesses and/or police reports are critical in proving the grounds for eviction.

Use this notice if your tenants have committed criminal acts on the property that cause risk of health, sanitation, or damage to your property, other tenants or neighbors.

***Evictions in Weeks,
Not Months!***

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Dear Attorney,

Q:

I am trying to evict my tenant and I don't want to pay an attorney to do it. Will I be okay doing it on my own?

A:

This question comes up a lot. Overall, it depends. If you have an LLC or are a property management company, you MUST use an attorney. Under Utah law you can represent yourself personally, but when you set up an LLC that requires you to hire an attorney. Even if you can represent yourself, an experienced attorney will be more convenient (let us deal with the headaches), and faster (which limits lost rent and damages to the property). If it takes you an extra month or two to get them out, that's another month or two of rent that you've lost.

Granted, being an eviction attorney, I am a little biased. But we commonly see landlords trying to save some money by going through the process on their own, only to find out that they would have saved more money (not to mention time and headaches) by hiring an attorney in the first place.

For example, recently we had a case that the landlord considered handling on their own. The tenant ended up disputing the case and requesting an eviction hearing. The landlord almost handled it on their own because they didn't think the tenant would show up. At the hearing, the tenant's father (who is a police officer) appeared and made some legal arguments to the judge to delay the eviction. Had we not been there, the court may have listened to the father and left the tenant in the home. We were able to address the judge's questions and were able to ensure the tenant received an eviction order.

If we wouldn't have been there to address the judge as the questions arose, a decision would have been made in the tenants favor. If an order is entered, it's much harder to have it reversed. Having us there up front saved a lot of time and money for the landlord.



If you have recently called the office, chances are you have talked to Rachael. She is the newest member of our team and can help you with your collection case.



- Originally from Parowan, Utah.
- Seeking a Bachelor's Degree at UVU.
- Currently doing an internship.
- Favorite things — camping, boating, traveling.
- Two girls that are the world.
- Getting married this Spring.



Welcome Rachael!

Calendar of Events



- March 11 — UAA Multi-City Good Landlord Class
- March 13 — Day Light Savings Begins
- March 17 — St. Patrick's Day
- March 27 — Easter



Parting Thoughts

- We're working to build our readership, tell your friends to subscribe to this FREE newsletter. Send us an email info@utahevictionlaw.com.
- Have an eviction question? Email it to us for a future newsletter!
- Help us build our online presence! You can "Like" our Facebook page (www.facebook.com/utahevictionlaw).
- You can also give us a Five Star Google Review (search "Jeremy Shorts Utah Reviews" click on our link).

