

Preparing to Leave

How will an eviction lawsuit affect me?

Once an eviction action is filed, it is a permanent record. Landlords often do background checks when someone fills out an application to be a tenant. Some landlords will not rent to people against whom an eviction action has been filed, even when the defendant wins or the case is dropped. Some **employers also take evictions on a background check into consideration in the hiring process.**

If the judge determines that the tenant stayed in the property without a legally valid reason after the notice period then the landlord **can be awarded damages for each day the tenant stays, 3-months rent as well as attorney fees, court costs, all unpaid rent, and late fees.**

Court judgements negatively affect your credit score. If the landlord gets a monetary judgement, the landlord **can garnish wages** or take non-exempt **property and sell it to help pay off the judgement.**

Need more information?

Visit www.utcourts.gov/selfhelp and click on the “Housing” link.

You can find helpful links to

- Respond to an eviction case
- Demand a return of your security deposit
- Request repairs to your unit
- And more

Need help from a human being? Contact the Utah State Courts’ Self-Help Center:

Email selfhelp@utahcourts.gov

Text: 801-742-1898

Call 888-683-0009

The self Help Center is a **free service** of the Utah State Courts

Open:

Monday to Friday, 11:00 am to 5:00 pm

Staff can give legal information and connect you to other resources.