

Preparing to Leave

Types of Eviction

Failure to Pay Rents - Three Day Pay or Quit - Utah Three Day Eviction Notice to Pay or Quit - The most used Utah eviction notice. It is used when you are behind on payments owed under the lease agreement (rents, late fees, deposits, etc.) and provides a three business day window for you to (1) pay past due amounts to bring lease agreement current, or (2) vacate the property.

Lease Termination - No Cause Notice to Vacate - Utah No Cause Notice to Vacate - A “No Cause” notice can be used if the lease agreement is coming to an end and the landlord wants you to move out when the lease period is over. If you are on a month-to-month agreement, this notice would require you to leave by the end of the next full month.

Lease Violations - Notice to Comply or Vacate - Utah Three Day Eviction Notice for Lease Violations - This notice is used when you are not complying with the lease (i.e. too many guests or parking non-functioning cars in common area, etc.).

Nuisance - Utah Three Day Eviction Notice for Nuisance - This notice is used when you are maintaining a nuisance. What is a nuisance? Any action or inaction which interferes with another’s comfortable enjoyment of their life or property. A nuisance can also be anything which injures health, is indecent, offensive to the senses, etc.

Assigning or Subleasing - Utah Three Day Eviction Notice for Assigning or Subleasing - This notice is used if you have assigned or subleased your property in violation of the lease. It requires you and any subtenants to vacate the property within three days of being served the notice.

Criminal Acts - Utah Three Day Eviction Notice for Criminal Acts - Certain criminal acts provide a landlord with the grounds to evict their tenants. This notice is given if your criminal actions cause risk of health, safety, sanitation, or damage to the property, other tenants or neighbors.

Tenant At Will - Utah Five Day Notice to a Tenant At Will - A "Tenant At Will" is someone that does not have the landlord’s permission to reside in the property.

Unlawful Business - Utah Three Day Eviction Notice for Conducting Unlawful Business - This notice is given if you set up or carry on any unlawful business on or in the premises.

Waste (Damage) to Property - Utah Three Day Eviction Notice for Committing Waste - This notice is given if you have committed or permitted waste on the premises (meaning you are damaging your property but are not necessarily a nuisance).

Abandoned Personal Property - This notice is given when you have vacated the property and left personal belongings behind.