

Utah Legal Services



Committed to Equal Justice

www.utahlegalservices.org

5 day notice to vacate to tenant at will

This notice can be used only if there is no rental agreement, oral or written. This situation may occur if:

- A guest refuses to leave
- The rental agreement has expired and the landlord has told the tenant that the contract will not be renewed
- A new owner has purchased the property through bankruptcy, foreclosure (see our flyer below if you are a tenant in a foreclosed property), or sheriff's sale and has received a title terminating all rental contracts. (If the new owner is evicting a tenant after purchasing the property in a regular sale and the tenant is on a month-to-month tenancy, the new owner must serve the tenant with a 15-day notice. Otherwise, the tenant has a right to live in the home until the rental agreement expires)

Tenant in Foreclosed Property

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