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OCTOBER 2025

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GENERAL MEMBERSHIP MEETINGS:

TOPIC: The Art & Science of Rental Management

- DATE: Tuesday, Oct. 14, 2025
- TIME: 11 a.m. - 1 p.m.
- PLACE: 1031 Center St., Orem, UT 84057

TOPIC: Evictions, Collections, and Bankruptcy

- DATE: Tuesday, Oct. 28, 2025
- TIME: 7 p.m. - 8 p.m.
- PLACE: 230 W. Towne Ridge Pkwy, #215, Sandy, UT 84070

GOOD LANDLORD CLASSES

9 a.m. - 1 p.m.
Friday, Nov. 7, 2025

230 W. Towne Ridge Pkwy. #175
Sandy, UT 84070

RENTAL HOUSING JOURNAL
INSIGHT FOR RENTAL HOUSING PROFESSIONALS

UTAH

UTAH RENTAL HOUSING ASSOCIATION

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Official Publication of The Rental Housing Association of Utah – Utah's Leading Advocate for the Rental Housing Industry
801-487-5619 – www.RHAUtah.org

Tenant Screening is Essential

One of the most important steps in protecting your rental business is having a solid tenant-screening process. Choosing the right resident can mean the difference between reliable income and costly headaches. While no process is perfect, consistent screening helps reduce risk, protects your property, and creates a better rental experience for everyone.

A simple way to remember the key areas of tenant screening is the five-finger background-check rule:

1. Credit history
2. Criminal history
3. Financial history (income, employment and overall financial stability)
4. Current housing provider references
5. Previous housing provider references

When these five areas are reviewed together, you gain a clear picture of an applicant's reliability and reduce the chance of costly problems down the road.

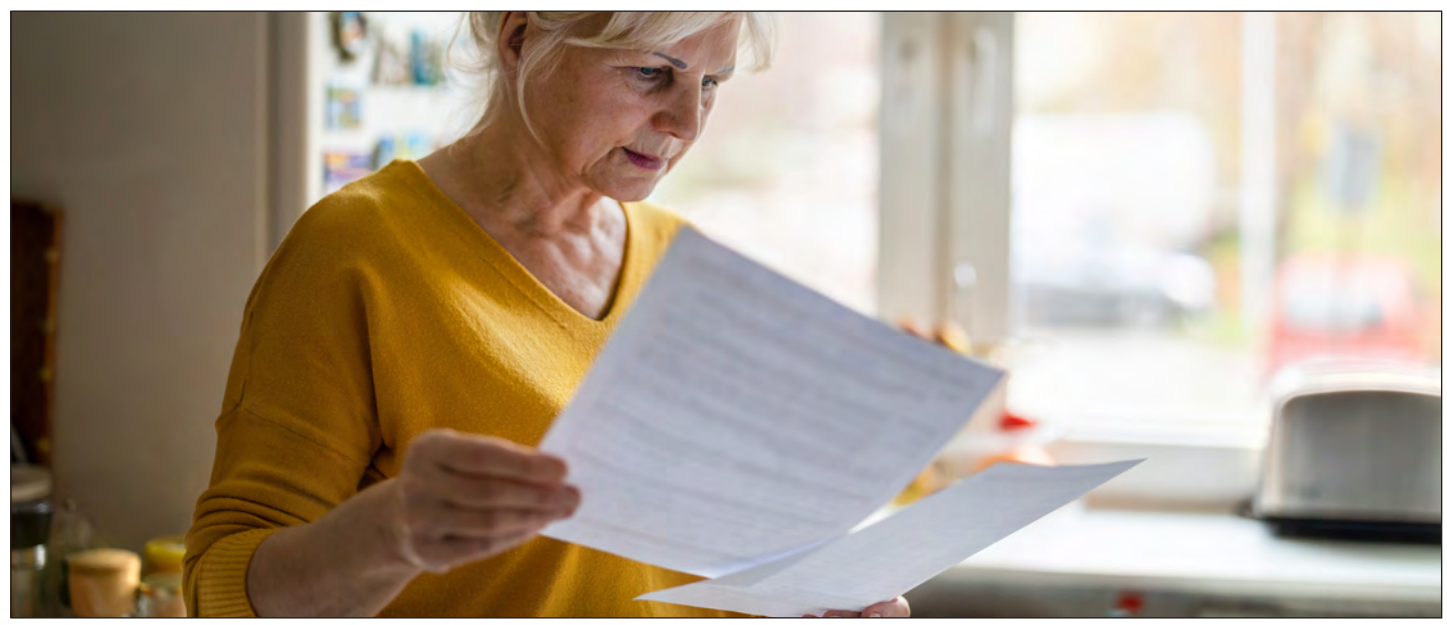
RHA members have access to trusted tenant-screening partners with packages designed for Utah landlords. These options can be found in your Member Compass. Using these tools helps ensure you're making informed decisions while staying compliant with state and federal regulations.

Strong tenant screening is one of the best investments you can make in your rental business: It protects your property, your income, and your peace of mind.

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Understanding 3-Day Nuisance or Criminal Nuisance Notice in Utah

Utah rental housing operators have several legal tools available when tenants violate their lease or the law. One of the most serious is the 3-day Nuisance or Criminal Nuisance Notice. This notice is different from other 3-day notices because it deals with activities that impact safety, peace, or the well-being of the property and surrounding community.

What is a 3-Day Nuisance or Criminal Nuisance Notice?

A 3 day nuisance notice is served when a tenant is:

Causing a nuisance on the property, such as repeated disturbances, illegal activity, or behavior that substantially interferes with other tenants' quiet enjoyment.

Engaged in criminal activity, including drug use or distribution, violence, theft, or other illegal acts on or near the property.

Sometimes nuisances build up over time. For example, if a tenant hosts loud parties past quiet hours, disrupting neighbors, a rental housing operator might first serve a 3-day Comply Notice. If the tenant falls into compliance but repeats the behavior again and again, the repeated pattern can establish a disregard for the lease. Generally, we recommend having at least three documented repeat instances before escalating to a nuisance notice. At that point, a rental housing provider may be justified in serving a 3-day Nuisance Notice.

Unlike some other notices, this one does not give the tenant the option to "cure" or fix the problem. Once served, the tenant has three days to vacate the property. If they don't, the rental housing operator can move forward with eviction proceedings in court.

How It Differs from Other 3-Day Notices

Utah rental housing operators are probably most familiar with the 3-day Pay or Quit Notice, which is used when a tenant has failed to pay rent. That notice allows the tenant to either pay the past due rent or move out.

The Nuisance Notice is different:

- No cure option – The tenant cannot simply correct the behavior and stay.
- Focus on health, safety, and community peace – It addresses illegal acts or dangerous/disturbing behavior, not financial obligations.
- Faster path to eviction – Because these issues affect more than just the rental agreement, Utah law allows a quicker process to protect the property and surrounding residents.

Why Rental Housing Operators Should Use Caution

Because this is a more severe notice than a typical 3-day, we recommend rental housing operators consult with an attorney before serving it. You'll want to ensure your reason for service "holds water," since the tenant does not have the opportunity to cure. Careful documentation, police reports, witness statements, and documented lease violations will be crucial to giving context to the situation in case it ends up in court.

Why You Should Require Renters Insurance



The main purpose of renters insurance is to cover a tenant's personal belongings. Your homeowners insurance does not extend to their furniture, electronics, or clothing. If there's a fire, flood, or theft, tenants without coverage are left on their own. Renters insurance solves that problem and it also provides indirect protection for landlords.

Here's an example: You have a basement unit that floods. Without renters insurance, a tenant's first impulse may be to go after the landlord and your policy to cover damaged property. With renters insurance, they simply file a claim on their own policy, avoiding conflict and finger-pointing.

Another scenario: That same unit is uninhabitable for a month while repairs are made. Without insurance, tenants may pressure you to cover temporary housing in a hotel or short-term rental. With renters insurance, those costs are typically included under "loss of use" coverage. The tenant files a claim, and you avoid an unexpected financial burden. If the damage was tenant-caused, the deductible would likely be on the tenant. If the damage was due to a property failure, the landlord may choose to help by covering the tenant's deductible. Either way, overall damages and disputes are reduced.

See INSURANCE on Page 7

Chair's Message

PAC Donation Helps RHA and Our Ability to Ensure Quality Rental Housing



Cody Reeder
Chair,
Rental Housing Association of Utah

It's that time of year again when the RHA sends out our annual membership dues.

On your 2026 dues bill, you'll see an item listed as "Optional PAC Donation." This is a suggested amount based on your company's size and ability to give. Many of our members see the PAC donation as one of the smartest investments they can make in their business. Why? Because it gives our industry a strong, united voice at the Capitol and with local governments.

Every year, proposals come forward that could hurt your bottom line. Rent control, application-fee caps, late-fee restrictions, eviction delays … these are real battles happening in neighboring states, and tenant groups would like nothing more than to bring them here to Utah. Rental housing providers have never been under more pressure, and property rights have never faced greater challenges.

Through the PAC, the RHA is able to build relationships, educate policymakers, and make sure our side of the story gets told. We work toward real solutions that protect the ability to provide quality rental housing in Utah now and for the future. But we can't do it without your support.

Your PAC contributions make a direct impact. No matter the size of your portfolio whether you own a single rental home or manage thousands of units, the RHA is here to stand with you. Let's make sure we keep Utah a place where rental housing can succeed.

If you can't donate to the RHA PAC with your dues payment, don't worry. You can give anytime by calling the RHA office, visiting www.rhautah.org, or mailing in a check. If you do choose to donate, thank you in advance for helping us preserve and improve the laws that govern our industry.

With your support, we know the RHA PAC will continue to grow stronger each year and give our industry the influence it needs to meet the challenges ahead.

Ask the Attorney

Tenant's New Wife, Adult Children Must Fill Out Additional Rental Applications



Jeremy Shorts, Esq.
Utah Eviction Law

Q: My tenant is getting married and notified me that his new wife and her two children will be moving in; what do I do?

A: The first thing to do is reach out to your tenant and tell him that his new wife — and any ADULT children — will need to fill out a rental application. This will allow you to see if the adults meet your rental criteria.

If they don't meet your rental criteria (i.e., they have recent criminal history or recent evictions), they do not qualify and allowing them into the unit could be a lease violation. If they do qualify and meet your rental criteria, you can either:

Sign a new lease with all of the tenants (old and new), or

You can simply sign an addendum to your lease to add the new tenants (but you should have ALL tenants sign the addendum as well)

If they refuse to submit an application, or extra people move into the unit prior to approval, check the language of your lease to verify whether it prohibits assigning or subletting. If your lease prohibits assigning or subletting, you can provide your tenant with an eviction notice ("3-Day Comply or Vacate"), allowing three days to come into compliance with the lease. The wife would also receive a separate eviction notice ("5-Day Notice to a Tenant at Will") because she is not on the lease and not permitted to be there.

After those notices have expired, you will need to gather evidence to support the illegal assigning or subletting (pictures, videos, witnesses, etc.). Be cautious; proving lease violations like this can be difficult. It's best to try to communicate with your tenants about these issues to come to a mutually agreeable solution.

Jeremy Shorts, Esq.
Utah Eviction Law
Phone: 801-610-9879
Fax: 801-494-2058
Email: info@utahevictionlaw.com

Welcome to Our New Supplier Members

We're excited to welcome the following supplier members who joined the Rental Housing Association in August:

- TOP SHAPE CLEANING LLC
- King Roofing
- CoolDeals Heating & Air
- Rolling Suds of Salt Lake - Park City
- 911 Restoration of SLC
- Utility Billing West
- SEA Through
- Sundance Window Cleaning
- Allen's Flooring
- Elite Grounds
- Efficient Systems Heating & Cooling

We look forward to connecting our members with these valuable service providers and helping them integrate into Utah's rental housing community. As always, our goal is to ensure every supplier brings meaningful solutions to the table and helps our members succeed.

Welcome aboard, we're glad to have you with us!

Utah Rental Housing Association

2025 Premier Sponsors

Titan Legal — The Law Offices of Kirk A. Cullimore
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RediCarpet — Reinventing The Flooring Experience
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HD Supply

Director's Message

2026 RHA Dues Renewal Notices



L. Paul Smith, CAE
Executive Director,
Rental Housing Association of Utah

It's that time again where we're sending out renewal notices and starting to plan for 2026. I just wanted to say how grateful we are to work for members like you and be part of this industry.

There's still plenty to look forward to in 2025. From membership meetings across the state to our upcoming events and year-end gatherings, we are busy creating opportunities for you to learn, connect, and strengthen your business. At the same time, we're preparing for an even bigger 2026. Our government affairs team is already gearing up for the upcoming legislative session to protect your interests and ensure your voice is heard, and new education opportunities are in the works for professional growth across every level of your team.

None of this happens without your support. Your membership dues are what make it possible for RHA to keep doing this work — whether it's fighting for rental housing and property rights at the legislature, putting on events that strengthen and bring our community together, or being a resource for owners, managers, and suppliers.

So we'd love for you to go ahead and renew your membership for 2026. And if you know someone who isn't a member yet, invite them to join. The more of us we have working together, the stronger we are.

UTAH RENTAL HOUSING ASSOCIATION

MAINTENANCE MANIA®

Maintenance Mania is Back!

When:
Friday, October 17, 2025

WHERE:
Sports City
757 W 11400 S, Draper

Schedule

Registration	8:30
New Product's showcase	9:00
Instructions	9:30
Timed Competition	10:00
Awards and lunch	12:30

Competitor Cost = $39
Cheer Team = $25

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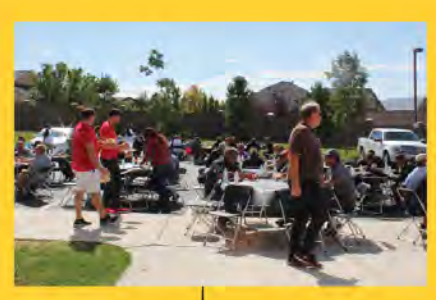
Tickets include lunch!

Maintenance Mania is a competition in which maintenance pros face maintenance focused challenges that test their skills and knowledge to earn the title of Maintenance Mania Champion.

Register Today:

rhautah.org/maintenance-mania







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Landlord Sentiment Shifts: Fewer Buys, More Spending on Existing Properties

Rental Housing Journal

Recent survey results from RentRedi, including joint data from BiggerPockets, show a measurable shift in landlord priorities for 2025.

The survey shows a 14-point drop in landlords planning to buy, amid concerns over home prices and interest rates. At the same time, investments in existing rental properties are rising.

Compared to late 2024, fewer landlords plan to expand their portfolios, while more are investing in property improvements and optimizing operations. RentRedi's rental-market survey examines notable shifts in trends relating to investment strategies, renovation spending, and business priorities over time.

As a follow-up to a survey that was conducted in November 2024, the same questions were posed to U.S. landlords between June 3-26, 2025, and responses were analyzed by region and landlord size.

Over the past six months, the share of landlords planning to buy new properties dropped from 67% in November 2024 to 53% in June 2025—a 14-point decline. During the same period, the portion of landlords with no plans to change their portfolio rose by 11%, from 32% to over 43%. Fewer than 1 in 25 landlords say they plan to sell a rental property this year.

Regionally, the West experienced the biggest shift in sentiment, with the number of landlords saying they have no plans to make portfolio changes rising from 39% to 53%, a 14-point increase. In contrast, the Northeast was the most acquisition-oriented region, with 57% of investors still planning to buy property in 2025, outpacing the national average.

Differences by landlord size also emerged. While all portfolio sizes saw a decline in buying plans, landlords with 20 or more units remain more active than their smaller counterparts. A little over 1 in 5 large landlords plan to both buy and sell property this year, compared to just 5% of small landlords. Nearly half of small landlords say they have no plans to change their portfolio, compared to 38% of large landlords.

Another major shift is visible in home improvement plans. As of June, 35% of landlords expect to spend more than $20,000 on property upgrades this year, up from 27% in November. Nearly 2 in 3 respondents anticipate spending over $5,000 in total. Landlords with large portfolios are leading the charge: nearly two-thirds expect to spend more than $20,000, up from 36% in November. Small landlords remained more conservative, with nearly half still budgeting under $5,000.

Regionally, the Midwest and West saw the most dramatic increases in high-dollar spending. In both regions, the share of landlords expecting to invest more than $20,000 rose by 10 points or more. At the same time, a June joint survey with BiggerPockets found that exactly half of landlords have paused some or all home improvement projects planned for 2025, suggesting a range of financial strategies and priorities depending on portfolio structure and resources.

A separate July survey from RentRedi and BiggerPockets explored the reasons behind declining acquisition plans. More than half of landlords cited property prices as the biggest barrier to buying, while nearly a quarter pointed to interest rates. Others said slow revenue growth or time commitment were their main challenges.

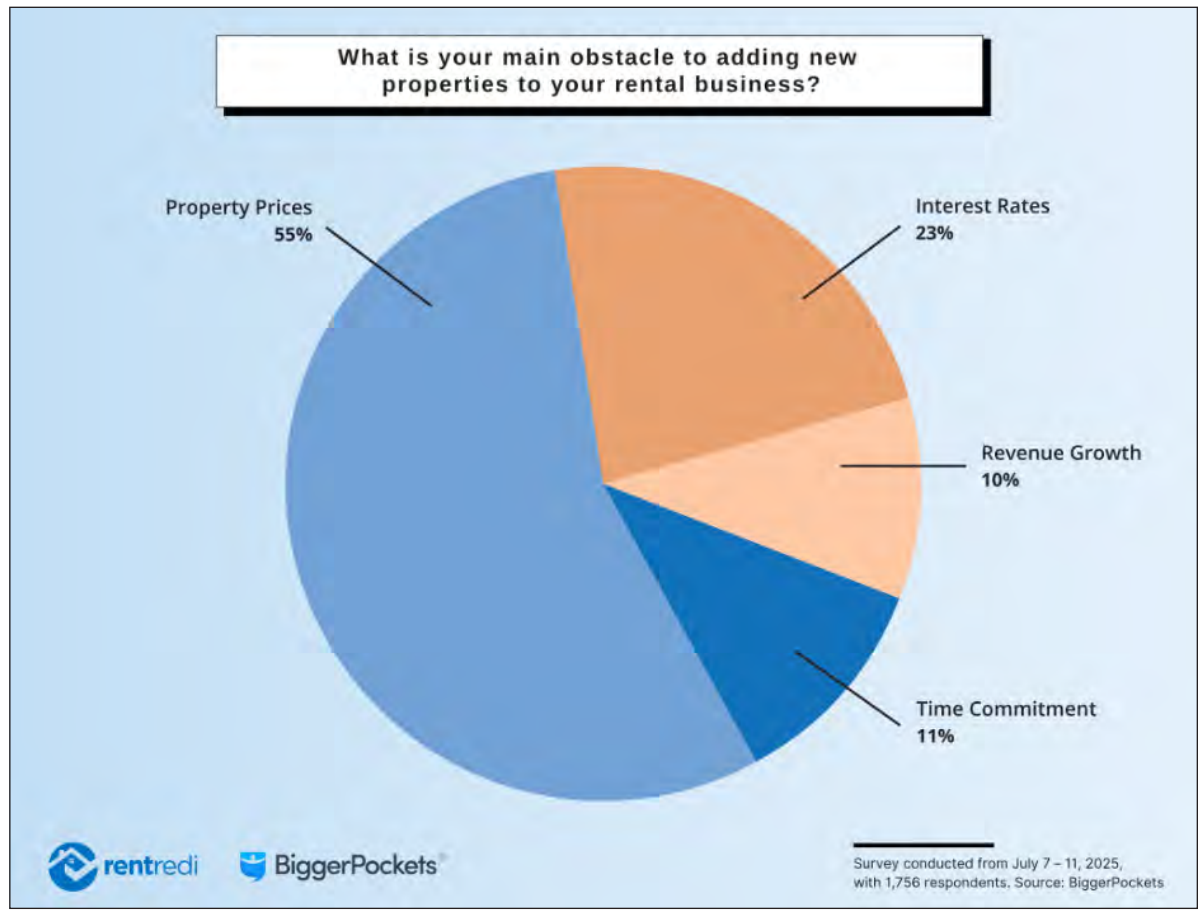
When asked what they hoped to achieve by using tools or resources in their rental business, more than one-third said increasing revenue was most important. Another one-third prioritized saving time and effort, followed by reducing costs and increasing property value.

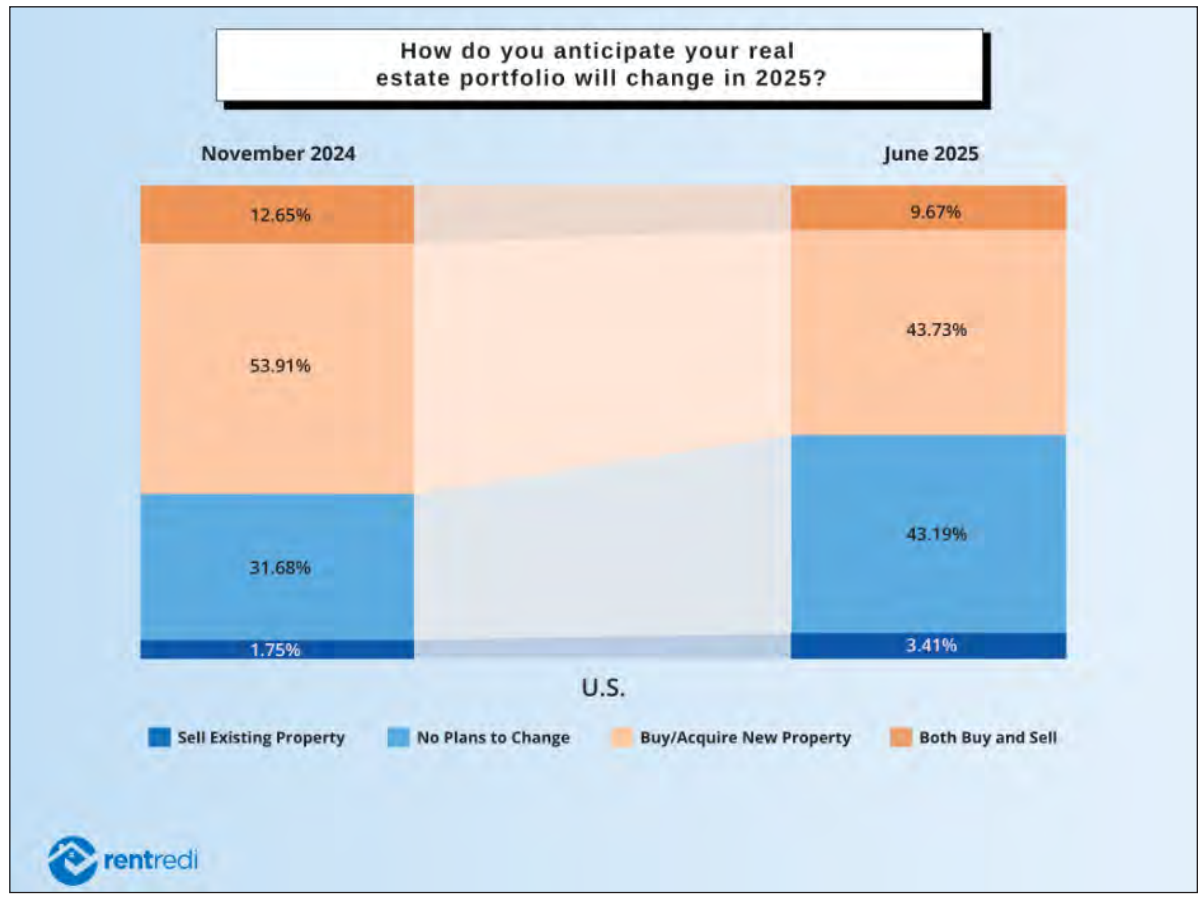
"With tools like RentRedi, landlords are managing their properties more efficiently, even as they face evolving challenges," said RentRedi Co-founder and CEO Ryan Barone. "From automation to mobile access to financial reporting, we're focused on giving landlords the control and visibility they need to make smarter decisions—whether they're expanding, renovating, or holding steady."

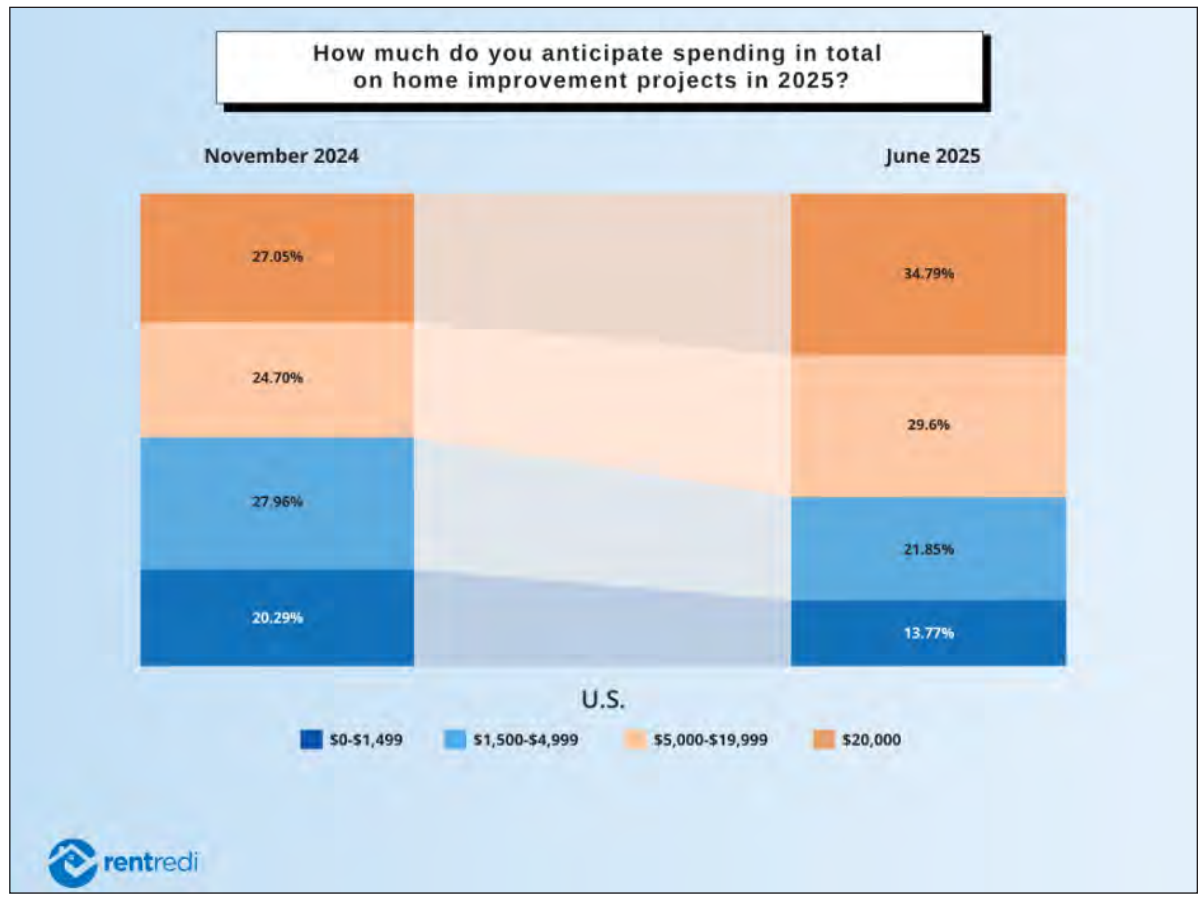
Landlord motivations remained consistent across the board. Income generation continues to be the top reason for managing rental properties, selected by over 40% of respondents, followed by long-term investment and financial freedom. Larger landlords are more focused on income—more than half selected it as their primary goal, compared to about one-third who emphasized long-term investment and 16% who cited financial freedom, which is slightly below the 18% national average.

Diversification appears to be a low priority in 2025. About 40% of landlords said they do not plan to diversify their portfolios by property type or location, and another quarter are unsure. Slightly more than 1 in 3 landlords say they plan to diversify in any way this year.

The report is part of RentRedi's ongoing initiative to learn real-world insights from landlords and property managers through data, direct surveys, and collaborations with trusted communities like BiggerPockets. For more data insight and survey result reports, visit RentRedi's Rental Market Insights at www.RentRedi.com.







Two Years of Declining Rents Spark Urge to Move

Rental Housing Journal

More than two years of declining rents are sparking moving plans for many renters to gain space, save money or explore a new area, according to a new report from Realtor.com.

Rent prices fell year over year for the 25th consecutive month in August, while also registering the first month-over-month drop since March 2025, signaling the expected seasonal slowdown heading into the fall.

"Rental declines across the majority of markets in various-sized homes are providing new options for renters, who have been squeezed by significant increases since the pandemic," said Danielle Hale, chief economist at realtor.com, in a release.

"As rents remain significantly higher than pre-pandemic levels, our Site Visitor Survey shows that the search for a more affordable home remains one of the top reasons to move across all age groups. This is likely a reason why we're starting to see a modest uptick in renter mobility."

Rent Prices Dropping Across All Unit Sizes

Median rent declined across units in all size categories examined by realtor.com. Studio rents dropped to $1,430 per month, down $25 (-1.7%) year over year; 1-bedrooms fell to $1,593, down $35 (-2.1%) year over year; and 2-bedrooms, which experienced the highest growth rate over the past six years, registered the largest declines, landing at $1,897, down $42 (-2.2%) year over year.

Why Renters Are Ready to Move

With rents easing, more renters are exploring a move.

When rents rose in 2021–2022, nearly 80% of renters stayed put, with mobility around 20.8%. Census data shows renter mobility edged up in 2023 (21.5%) and continued to rise in 2024 (21.6%).

Data from the realtor.com Site Visitor Survey reveals renters are most often considering a move to gain more space, find a more affordable home, or try out a new neighborhood.

Markets with the largest rental price declines from their peaks, including Las Vegas (-13.6%), Atlanta (-13.6%), and Austin, Texas (-13.4%) in particular, are creating pockets of opportunity for renters looking to make a move.

Reasons for mobility vary by age, with younger and older renters more likely to move for affordability reasons, while middle-aged renters may be looking for more space to accommodate a growing family.

"Renters focused on affordability are often willing to make compromises, like choosing a longer commute, fewer amenities or fewer on-site services," said Jiayi Xu, economist at realtor.com, in the release.

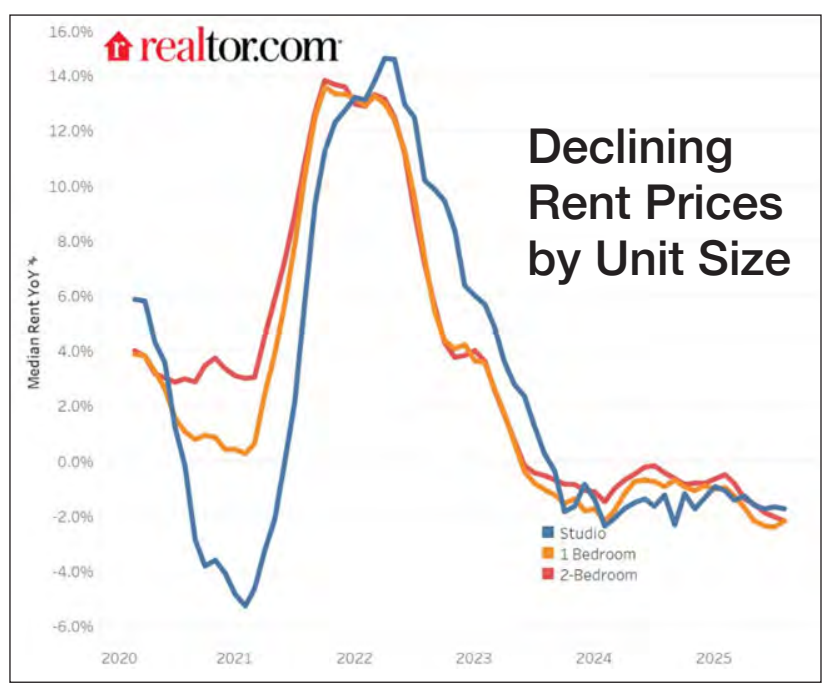
"It shows that many households are carefully weighing costs against lifestyle, making tradeoffs to find a home that better fits their budget."

Renters Remain Hopeful About Ownership, But Barriers Persist

Even as the average age of home buyers reached an all-time high of 38 in 2024 and many renters remain priced out of buying, optimism about ownership is strong.

Nearly 60% of renters surveyed said they plan to buy a home, and of those, more than half expect to do so within the next one to two years. At the same time, barriers such as saving for a down payment, limited affordable inventory, and credit constraints remain the top reasons people continue to rent.









FROM PAGE 1

INSURANCE

By requiring renters insurance, landlords ensure tenants are protected in worst-case situations, which in turn protects the landlord from disputes and added liability. Policies are also affordable and customizable. Quotes often start as low as $7 per month, and tenants can add coverage for things like pet liability or higher limits on valuables. It's a small investment for tenants that pays off significantly when something goes wrong.

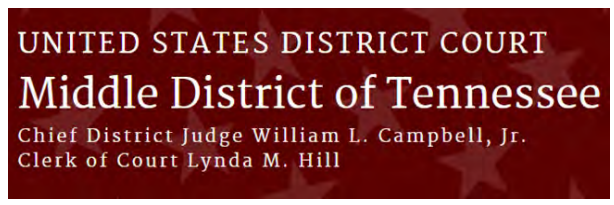
If you decide to require renters insurance, make sure it's disclosed in your advertising and before lease signing. Many landlords also ask tenants to list them as an "additional insured" or "interested party." This means you'll be notified if coverage lapses or is canceled. If that happens, landlords can serve a 3-day comply or vacate notice to nudge the tenant back into compliance.

At the end of the day, renters insurance is a simple but powerful safeguard. It provides peace of mind for tenants while reducing risk, costs, and conflict for landlords. For just a few dollars a month, it's one of the smartest lease requirements you can adopt.



26 Property Management Companies to Pay $141 Million to Settle Lawsuit

Rental Housing Journal



Greystar and 25 other property management companies have agreed to pay $141 million to settle a class-action lawsuit involving rent-setting algorithmic software coordination and other anticompetitive practices in rental markets across the country, according to reports.

The U.S. Department of Justice reached an agreement in August to settle with Greystar.

Greystar, the nation's largest landlord, would pay $50 million under the proposed settlement agreement, which was filed Oct. 1 in a Tennessee federal court. The deal would still require a judge's approval.

The companies have also agreed to no longer share nonpublic information with RealPage for its rent algorithm — a key stipulation, since plaintiffs say RealPage used that information to enable landlords to align their prices and push up rents.

"This represents a fundamental shift in the multifamily housing industry and will help reverse the type of anticompetitive coordination alleged in the complaint," attorneys wrote in the settlement filing.

All companies involved in the settlement deny wrongdoing and have agreed to help plaintiffs in the ongoing case against RealPage and more than a dozen other property management firms that have not reached settlements. RealPage and others are also fighting an antitrust lawsuit filed last year by the Department of Justice and several state attorneys general.

The settlement funds from the class action lawsuit would be distributed among millions of tenants included in the settlement class.

RealPage has denied any wrongdoing and argues that the plaintiffs misunderstand how their product works. RealPage, which is based in Texas, has said its software is used on fewer than 10% of rental units in the United States, and that its price recommendations are used less than half the time.

"While the proposed settlements ... do not include RealPage, we are encouraged to see this matter move toward closure," said Jennifer Bowcock, RealPage's senior vice president for communications, in a statement. "RealPage continues to believe that this litigation is without merit and that our revenue-management products, and our customers' use of them, have always been legal."

Among the other defendants, Iowa-based BH Management would pay $15 million, while Denver-based Simpson Property Group would pay $6.5 million. The other companies' settlements range between $550,000 and $6 million.

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5 REASONS TO USE RENTEGRATION

1. Access — Rentegration.com is a web-based, multi-user software offering customers 24/7 access to forms generation, archives, property-management database, basic accounting, vendor ordering and other services.

2. Rental and Lease Forms — Unlimited use of a full line of state-specific rental and lease forms. All Rentegration.com forms are created by attorneys and/or local rental housing associations.

3. Simplified Accounting — Owners and managers can track income and expense for each unit, property and company. Perfect for mid- and small-size property managers and independent rental owners, who neither have the need or budget for larger, more-expensive software.

4. Management Database — Rentegration.com is an easy-to-use, database-driven software. Most form fields are auto-populated from the database. The modules are all integrated and work together. For example, a customer can use the rent-roll function to identify all delinquencies, apply fees, and create eviction forms with a few simple clicks of the mouse.

5. Value — Large property-management companies that use Rentegration.com for only forms generation will save time and money over other methods. Mid- and small-size property managers and independent rental owners can manage their entire business at a fraction of the cost of other software and forms.



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The go-to periodical for property management professionals and multifamily investors doing business in Utah

CONGRATULATIONS TO ALL OF OUR 2025 TOPAZ AWARDS FINALISTS!

JOIN US FOR THE TOPAZ AWARDS DINNER ON FRIDAY, NOVEMBER 21ST, 2025 AT 6:00 PM - 9:00 PM AT LITTLE AMERICA HOTEL IN SALT LAKE CITY, UT









Space is limited so get your ticket now!

Register for the Dinner using QR Code at Right:

www.topazawards.com

Congratulations to our 2025 Topaz Awards Finalists!

Individual Awards

Assistant Manager of the Year North

Betty Perez, *NXT Property Mgmt*
Celina Padilla, *PEG Property Group*
Kaden Lyon, *Brighton Residential Mgmt*
Kaitlind Stubbs, *ICO Companies*
Kate Olivera, *Avenue5 Residential*
Mimi Carey, *Greystar*
Monica Mery, *Mecca Property Mgmt*
Nolan Brown, *PEG Property Group*
Samantha Burian-Togiai, *Bridge Property Management*
Torielle Sommer, *NXT Property Mgmt*
Val Ramirez, *Avenue5 Residential*

Assistant Manager of the Year South

Ana Davis, *Greystar*
Brylee Brown, *Highmark Residential*
Evelyn Knabb, *Redstone Residential*
Hannah Elder, *PEG Property Group*
Kaiya Toone, *NXT Property Mgmt*
Kaylee Posey Carter, *Redstone Residential*
Kenna Kruger, *Redstone Residential*
Marlen Zavala, *CJM Properties*
Mele Hingano, *AMC, LLC*
Payton Romney, *NXT Property Mgmt*
Sydney White, *FourSite Property Mgmt*
Taylor Blair, *FourSite Property Mgmt*

Leasing Agent of the Year North

Alexa Scott , *NXT Property Mgmt*
Broca Ferguson, *Avenue5 Residential*
Brooklynn Kilgore, *Concept Property Mgmt*
Dylynn Beckstead, *KaiRoi Management*
Kimberly Christensen , *FourSite Property Mgmt*

Leasing Agent of the Year North Cont.

Mabel Walters, *Brighton Residential Mgmt*
Megan Archuleta, *KaiRoi Management*
Moana Falaniko, *Mecca Property Mgmt*
Ryan Oliver, *NXT Property Mgmt*
Stephanie Gollaher, *Greystar*
Stephanie Marinez, *Greystar*
Tiare Miller, *Highmark Residential*
Zach Armstrong, *Greystar*

Leasing Agent of the Year South

Angelita Mohler, *FourSite Property Mgmt*
Aspen Carter, *FourSite Property Mgmt*
Atleigh Tracey, *Greystar*
Camryn Newton, *Triton Investments*
Cody Egan-Estrada, *Weidner Apt. Homes*
Delanee Kirk , *Highmark Residential*
Gentry Owens-Hughes, *NXT Property Mgmt*
Jada Chidester, *PEG Property Group*
Jeslet Sotelo, *CJM Properties*
Kennadi Larsen, *Greystar*
Rosa Castro, *Foursite Property Mgmt*
Simmone Pannunzio , *CJM Properties*
Troy Smith, *Celle Assets Mgmt*

Maintenance Supervisor of the Year North

Adrian Gongora, *Greystar*
Baltazar Mendoza, *Weidner Apt. Homes*
Chris Heydorf, *Greystar*
Dayton Kaauam, *KaiRoi Management*
Dillon Umoh, *NXT Property Mgmt*
Gregg Redding , *Highmark Residential*
Jay Turpin, *NXT Property Mgmt*
Josh Smith, *Mecca Property Mgmt*
Justan King, *Avenue5 Residential*

Maintenance Supervisor of the Year North Cont.

Justin Gamble, *NXT Property Mgmt*
Noah Smith, *ICO Companies*
Seth Heth, *Bridge Property Mgmt*
Tyler Christensen , *Avenue5 Residential*
Tyler Holley, *Greystar*

Maintenance Supervisor of the Year South

Anthony Gomez, *CJM Properties*
Eric Boettcher, *NXT Property Mgmt*
Gerardo Prada, *Redstone Residential*
Juan Martinez, *Avenue5 Residential*
Layne Stokes, *Foursite Property Mgmt*
Luis Lezama, *Greystar*
Manual Kamai , *CJM Properties*
Mark Johnson, *PEG Property Group*
Miguel Pena, *Greystar*
Mike Peck, *AMC, LLC*
Nikolay Castillo, *ICO Companies*
Tanner Brumfield, *FourSite Property Mgmt*
Tony Sin, *Avenue5 Residential*

Maintenance Technician of the Year North

Aron Davis, *Bridge Property Mgmt*
Carlee Rigby, *NXT Property Mgmt*
Charles Bird, *Foursite Property Mgmt*
Chase Schronen, *Greystar*
Chris Munoz, *Greystar*
David Cobb, *FourSite Property Mgmt*
Emanual Valdiviez, *Avenue5 Residential*
Indiana Allred , *FourSite Property Mgmt*
Josh Schwarz, *Avenue5 Residential*
Kris Shurtleff, *Greystar*
Manuel Trevizo, *Greystar*

Maintenance Technician of the Year North Cont.

Mike Kilpatrick , *Concept Property Mgmt*
Nelson Baldomar, *Weidner Apt. Homes*
Sariah Mack, *NXT Property Mgmt*

Maintenance Technician of the Year South

Andrew Manzanares, *Avenue5 Residential*
Anel Misic, *Highmark Residential*
Dallin Theriault, *FourSite Property Mgmt*
David Strong, *Greystar*
Dillon Olsen, *NXT Property Mgmt*
Fernando Cruz, *Greystar*
Gonzalo Villarreal Rojo, *Avenue5 Residential*
JJ Jeppson, *NXT Property Mgmt*
Marco Ortiz, *Avenue5 Residential*
Martin Guevara, *FourSite Property Mgmt*
Michael Hormaechea, *ICO Companies*
Ryan Tippetts, *Greystar*
Tanner Phillips, *Highmark Residential*
Victor Ramos , *CJM Properties*

Property Manager of the Year Large Community North

Bea Cervantes, *Weidner Apt. Homes*
Ben Misanovic, *NXT Property Mgmt*
Caitlyn DeVries, *FourSite Property Mgmt*
David Fragoso, *Bridge Property Mgmt*
Graham Payne, *Concept Property Mgmt*
Holly Beddes, *Greystar*
Janine Johnson, *FourSite Property Mgmt*
Katie Nielsen, *ICO Companies*
Michael Fee, *Avenue5 Residential*
Rachel Layton, *NXT Property Mgmt*
Rhonda Bergeson, *AMC, LLC*

Congratulations to our 2025 Topaz Awards Finalists!

Individual Awards Cont.

Property Manager of the Year Large Community North Cont.

Riley Ruseler, *KaiRoi Management*
Sydnee Burns, *NXT Property Mgmt*
Whitley Palmer, *KaiRoi Management*

Property Manager of the Year Large Community South

Alisa Saran, *ICO Companies*
Ashlee Potts, *FourSite Property Mgmt*
Bobbie Skowronski, *Highmark Residential*
Hailey Christensen, *CJM Properties*
Jennifer Gamble, *Avenue5 Residential*
Jennifer Suman, *PEG Property Group*
Ivan Bodden , *Highmark Residential*
Kortney Krause, *CJM Properties*
McKayla Brooks, *ICO Companies*
Samantha Garcia, *AMC, LLC*
Sheyanne Smith, *Avenue5 Residential*
Sigifredo Pizana, *Greystar*
Suzette Murray, *Celle Assets Mgmt*
Taylor Boyd, *FourSite Property Mgmt*

Property Manager of the Year Medium Community

Bayli Winchester, *Redstone Residential*
Brady Rupp, *Avanti Residential*
Brooke Denkers, *PEG Property Group*
Carrie Sweet, *Greystar*
Courtney Cottle, *Brighton Residential Mgmt*
Jada Querido, *NXT Property Mgmt*
Jamie Kelly, *Celle Asset Mgmt*
Jaycee Aragon, *KaiRoi Management*
Jordyn Groce, *Greystar*
Kim Summerhays, *Greystar*

Property Manager of the Year Medium Community Cont.

Nahomi Perdomo, *Greystar*
Skyler Reed, *AMC, LLC*
Sunshine Barber, *AMC, LLC*
Taylor Lundquist , *FPI Management*

Property Manager of the Year Small Community North

Alexis Kellogg, *Summit Sothebys Property Mgmt*
Angelica Rosales, NXT Property Mgmt
Cami Hone, *Greystar*
Chance Hall, *Greystar*
Jessica Sagel, *Triton Investments*
Karen Cartmill, *Highmark Residential*
Lacy Dunkley, *PEG Property Group*
Pepper Hawkins, *Avenue5 Residential*
Rachel Ludwick, *Avenue5 Residential*

Property Manager of the Year Small Community South

Amy Bliss, *NXT Property Mgmt*
Elianna Zuluaga, *PEG Property Group*
Jennifer Lambson , *AMC, LLC*
Katie Baker, *Greystar*
Kristie Krol, *Avenue5 Residential*
Lilliana Rock, *Mecca Property Mgmt*
Madison Barney, *CJM Properties*
Maria Mortenson, *Avenue5 Residential*
Stephanie Vanegas, *NXT Property Mgmt*

Regional Manager of the Year North

Chelsea Perry, *Greystar*
Chelsey King, *Avenue5 Residential*
Derrick Sanchez, *Mecca Property Mgmt*
Ema Avdovic, *Avenue5 Residential*
Gabby Hendrickson, *Greystar*
Kim Sorensen, *Concept Property Mgmt*
Michelle Johnson, *Avenue5 Residential*
Nick McMurtrey, *Center Street Property Mgmt*
Senaida Kahriman, *Avenue5 Residential*
Shae Dearden, *Mecca Property Mgmt*
Tori Casero, *KaiRoi Management*

Regional Manager of the Year South

Brandee Wisniewski, *ICO Companies*
Britnee Kopecky, *FourSite Property Mgmt*
Candice Salazar, *NXT Property Mgmt*
Cat Kidder, *Weidner Apt. Homes*
Denyse Smith, *Avenue5 Residential*
Erin McMullen, *FourSite Property Mgmt*
Megan Gunter, *Avenue5 Residential*
Michelle Gallegos, *FourSite Property Mgmt*
Sheila Cruz , *CJM Properties*
Stephanie Tueller, *NXT Property Mgmt*
Whitney Bates , *AMC, LLC*
Whitney Van Buskirk, *Redstone Residential*

Rookie of the Year

Adam Packer, *Redstone Residential*
Alessandra Krebs, *Greystar*
Braidy Valdez, *Greystar*
Brigham Lytle, *Greystar*
Cyneshia Gross, *Triton Investments*
Easton Bassir, *FourSite Property Mgmt*
Hannah Elder, *PEG Property Group*

Rookie of the Year Cont.

Jordyn Wynne, *AMC, LLC*
Kendra Wagner, *KaiRoi Management*
Luis Hernandez, *Greystar*
Nathan Searle, *NXT Property Mgmt*
Sabra Panem, *NXT Property Mgmt*
Savannah Conkey, *Redstone Residential*

Property Awards

Best Landscape

Canyon Vista Apartments, *CJM Properties*
Hawthorne Townhomes, *Greystar*
Legends at River Oaks, *Weidner Apt. Homes*
Royal Farms, *AMC LLC*
Royal Ridge, *AMC LLC*
The Flats at Riverwoods, *PEG Property Group*
Union Meadows, *Concept Property Mgmt*

Best Leasing Office or Clubhouse North

Camber, *Greystar*
Novi at Jordan Valley Station, *Greystar*
One Burton, *Greystar*
The Falls at Hunters Point, *Avenue5 Residential*
The Focal, *Greystar*
The Orchard, *Greystar*
The Revival, *PEG Property Group*
Village Station at Eaglewood, *Center Street Property Mgmt*

Best Leasing Office or Clubhouse South

Aldara Apartments, *NXT Property Mgmt*
Canyon Vista Apartments *CJM Properties*
Elevate at 620, *FourSite Property Mgmt*
Lofts at Rivers Edge, *Center Street Property Mgmt*
Residence at South Haven Farms, *AMC LLC*
Skyline Peaks Apartments, *CJM Properties*
Solhavn, *PEG Property Group*
The Devon II at University Place, *ICO Companies*

Best Model

Astra Tower, *Greystar*
Axio 8400, *Avenue5 Residential*
Elevate at 620, *FourSite Property Mgmt*
Orchard Cove Apartments, *Triton Investments*
Remington, *AMC LLC*
Skyline Peaks Apartments , *CJM Properties*
The Heights at Legend Hills, *Greystar*

Best Website

Bowers, *Greystar*
Hardware Village, *Greystar*
Novel Daybreak, *Greystar*

Development of the Year

400 Element, *AMC LLC*
Alta Stone at The Gateway, *Greystar*
Astra Tower, *Greystar*
Lotus Republic, *NXT Property Mgmt*
One Burton, *Greystar*
Seraph, *Avenue5 Residential*
Skyline Peaks Apartments, *CJM Properties*
Solhavn, *PEG Property Group*

Development of the Year Cont.

The Devon II at University Place, *ICO Companies*
The Worthington Residences, *Kairoi Management*
Towns at Rivers Edge, *Center Street Property Mgmt*
Zephyr, *Kairoi Management*

Outstanding On-Site Team North

Camber, *Greystar*
Carrington Square , *Foursite Property Mgmt*
Haven on Highland, *Avenue5 Residential*
Montaire, *Redstone Residential*
One West, *Greystar*
Oquirrh Hills Apartments, *NXT Property Mgmt*
Pinebrook, *FourSite Property Mgmt*
Proximity, *Avenue5 Residential*
The Focal, *Greystar*
The Grove, *Avenue5 Residential*
The Opal, *Greystar*
Windgate, *Avenue5 Residential*

Outstanding On-Site Team South

Anthology at Vista Station, *Greystar*
Axio 8400, *Avenue5 Residential*
Canyon Vista Apartments , *CJM Properties*
Crestview at Highland, *NXT Property Mgmt*
Elevate at 620, *FourSite Property Mgmt*
Point of View Apartments, *Triton Investments*
Southgate Apartments, *CJM Properties*
The Aston at University Place, *ICO Companies*

Outstanding Senior Property

Bri at Station Park, *Brighton Residential Mgmt*
Cottages on 7th, *Greystar*
Coventry Cove, *AMC LLC*
Incline at Anthem, *Greystar*
Silver Pines, *AMC LLC*
Thorneberry Atrium, *Triton Investments*

Overall Renovation

Brickside Heights, *PEG Property Group*
Haven on Highland, *Avenue5 Residential*
Ivy on 5th, *Concept Property Mgmt*

Property of Excellence

400 Element, *AMC LLC*
Canyon Vista Apartments, *CJM Properties*
Elevate at 620, *FourSite Property Mgmt*
Reveal, *Greystar*
Skyline Peaks Apartments, *CJM Properties*
Solhavn, *PEG Property Group*
The Flats at Riverwoods, *PEG Property Group*
Triton Terrace, *Triton Investments*

Property of Excellence Northern Utah

7th West at Midtown, *Avenue5 Residential*
Avanti at Farmington Station, *Greystar*
Claradon Village, *AMC LLC*
Haven Cove, *AMC LLC*
ICO Station Parkway, *ICO Companies*
Park Lane Village, *Greystar*
The Arlo, *NXT Property Mgmt*
The Heights at Legend Hills, *Greystar*
The View on 20th, *PEG Property Group*

Property of Excellence Salt Lake County

Aspira at Anthem, *Greystar*
Canterbury, *AMC LLC*
Hills At Sandy Station, *Weidner Apt. Homes*
Karve on Broadway, *Avenue5 Residential*
Novel Daybreak, *Greystar*
Post District, *Bridge Property Mgmt*
Riverbend, *Greystar*
Royal Ridge, *AMC LLC*
Strata99, *Avenue5 Residential*
The Orchard, *Greystar*
Upper West, *Greystar*

Section 42 Property of the Year

Canyon Park, *AMC LLC*
Rainier, *AMC LLC*
River Rock, *New Earth Residential*
The Emerson, *Greystar*



UTAH
RENTAL HOUSING
ASSOCIATION

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ANNUAL MEETING

Join us for the 2025 RHA Annual Meeting where you'll here the annual association report and we'll hold 2025 Board of Directors Elections.

Date: December 9, 2025

Time: At 7:00 PM



More Information:

801-487-5619

www.rhautah.org



Maintenance Tips and Management Guidance from 'Down in the Trenches'

'Landlord Hank' Rossi offers helpful, useful information for fellow property owners and managers

Read his column at www.RentalHousingJournal.com





HOLIDAY PARTY & BINGO NIGHT



Date: December 9, 2025

Time: At 7:30 PM

Join Us for a Holiday Party & Bingo Night at the RHA Offices (230 W Towne Ridge Pkwy, Sandy, UT 84070) It's a free evening of games, treats, prizes, and great company.

This event is the perfect chance for RHA Members—rental owners, operators, and supplier partners—to mix, mingle, and enjoy a relaxed night together.

Come ready for a little friendly competition and a whole lot of fun—we can't wait to see you there!

RSVP using the QR Code at the right:
or email info@rhautah.org

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LET US TAKE A LOAD OFF YOUR PROPERTY FOR FREE.



Mattresses pile up fast — but now there's an easier way. The Mattress Recycling Council's Bye Bye Mattress program now operates in Oregon, allowing property managers and tenants to recycle mattresses and box springs at no cost.

Property managers confronted with piles of discarded mattresses can drop them off at designated recycling facilities, or may qualify for no-cost pickup. Registration is required and free outreach materials are available.

Tenants can drop off mattresses at collection sites or events. When buying new, they should ask their retailer about take back when arranging delivery or setup.

Ask us about no-cost recycling of mattresses and box springs.
Joy Broussard • (707) 307-3052 or Email: ORcvp@mrc-us.org

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