

121 (e) sets up or carries on any unlawful business on or in the premises after service of a
 122 three calendar days' notice to quit;

123 (f) suffers, permits, or maintains on or about the premises any nuisance, including
 124 nuisance as defined in Section 78B-6-1107 after service of a three calendar days' notice to quit;

125 (g) commits a criminal act on the premises and remains in possession after service of a
 126 three calendar days' notice to quit;

127 (h) continues in possession, in person or by subtenant, after a neglect or failure to
 128 perform any condition or covenant of the lease or agreement under which the property is held,
 129 other than those previously mentioned, and after notice in writing requiring in the alternative
 130 the performance of the conditions or covenant or the surrender of the property, served upon the
 131 tenant and upon any subtenant in actual occupation of the premises remains uncomplished with
 132 for three calendar days after service; or

133 (i) (i) is a [~~bona fide tenant of a foreclosed rental property, as defined in Section~~
 134 ~~57-1-25.5 or Section 78B-6-802.7~~] tenant under a bona fide tenancy as described in Section
 135 702 of the Protecting Tenants at Foreclosure Act ~~§→ [of 2009] ←§~~ ; and

136 (ii) continues in possession after the effective date of a notice to vacate given in
 137 accordance with [~~Subsection 57-1-25.5(3) or Subsection 78B-6-802.7(3)~~] Section 702 of the
 138 Protecting Tenants at Foreclosure Act ~~§→ [of 2009] ←§~~ .

139 (2) Within three calendar days after the service of the notice, the tenant, any subtenant
 140 in actual occupation of the premises, any mortgagee of the term, or other person interested in
 141 its continuance may perform the condition or covenant and thereby save the lease from
 142 forfeiture, except that if the covenants and conditions of the lease violated by the lessee cannot
 143 afterwards be performed, or the violation cannot be brought into compliance, the notice
 144 provided for in Subsections (1)(d) through (g) may be given.

145 (3) Unlawful detainer by an owner resident of a mobile home is determined under Title
 146 57, Chapter 16, Mobile Home Park Residency Act.

147 (4) The notice provisions for nuisance in Subsections (1)(d) through (g) do not apply to
 148 nuisance actions provided in Sections 78B-6-1107 through 78B-6-1114.

149 Section 3. Section 78B-6-901.5 is amended to read:

150 **78B-6-901.5. Notice to tenant on residential property to be foreclosed.**

151 (1) As used in this section, "residential rental property" means property on which a