

**JDF 99 A**

## **Demand for Compliance**

Residential Eviction Notice

C.R.S. § 13-40-104, 106

To: *(tenant's name)*

☐ And any other occupants.

### **1. Time to Comply**

The Landlord is starting the eviction process. You can avoid eviction, but you have a limited time to move or fix the problem. That time is based on the type of rental agreement *(or property)*.

*Check one: (The time starts from the "date served" in Section 6.)*

#### **Time Period**

- |  |                |
|--|----------------|
| <input type="checkbox"/> Residential Agreement:  | <b>10 days</b> |
| <input type="checkbox"/> Exempt Residential Agreement:   | <b>5 days</b>  |
| Exempt agreements are for Landlords with five or fewer single-family homes, and the 10-day notice is waived in the lease. C.R.S § 13-40-104(5)(b). |                |
| <input type="checkbox"/> Employer-provided Housing Agreement:  | <b>3 days</b>  |
| <input type="checkbox"/> CARES Act Property:   | <b>30 days</b> |

CARES Act Properties include:

*See 15 U.S.C. § 9058(a)(2).*

- Homes with a federally backed mortgage (FHA, VA, USDA, etc.); or,
- Those that participate in a federally subsidized housing program.

### **2. Grounds for Eviction**

You must: *(Landlord: check only those that apply)*

- ☐ **a) Pay Your Rent** C.R.S. § 13-40-104(d)

Past rent due: \$

This is for missed payments due on: *(enter dates)*

- ☐ **b) Comply with the Lease** C.R.S. § 13-40-104(e)

*Landlord: For repeat or substantial (criminal behavior) violations, use form [JDF 99 B - Notice to Terminate] instead.*

Lease Term violated:

Explain how that lease term was violated:

☐ **c) Stop Disturbing Conduct**

C.R.S. § 13-40-104(j)

Your conduct is a nuisance or disturbing.

*Explain who is bothered by the conduct and what that conduct is:*

**3. Description of Premises**

Street Address:

City:

County:

The rent for the premises is \$                      per

**4. Time to Cure**

If you don't fix the problems listed above, you must move out by:

Date: (MM/DD/YYYY)

Time:                      ☐ AM                      ☐ PM

If you don't fix or move, I may start a court case to evict you.

**For Landlords: What Date Do I Put?**

- The date must give the Tenant at least the minimum time to comply.
- Find that minimum time under the "cure period" in Section 1, [Time to Comply].
- Count day 1 as the day after you've completed [Service. (See Section 6)].

**5. Signature**

Signature:

☐ Landlord

☐ Landlord's Agent

☐ Landlord's Attorney

Dated:

**6. Service**

C.R.S. § 13-40-108

Date Served: (MM/DD/YYYY)

Service Method: (*check one*)

☐ a) Personal service under C.R.S. § 13-40-108.

☐ b) Posting on the Property. The two attempts at Personal Service occurred on:

Failed Attempt Date:

Posted after the 2<sup>nd</sup> failed attempt.

Signature:

**7. Right to Mediation**

C.R.S. § 13-40-106(2)

**To Tenants, if you receive:**

- Supplemental Security Income (SSI);
- Social Security Disability Insurance (SSDI); or
- Cash Assistance through the Colorado Works Program;

You may have a right to mandatory mediation at no cost before the landlord can start an eviction case. To qualify, let the landlord know in writing immediately that you are enrolled in one of these programs.

**To Landlords:**

Schedule a mediation appointment at [\[www.ColoradoODR.org\]](http://www.ColoradoODR.org).