

JDF 99 A

Demand for Compliance Dalbo U Hoggaansanaan

Residential Eviction Notice
Wargelinta Ka Saaritaanka Guriga
C.R.S. § 13-40-104, 106

To: (tenant's name)

Ku socda: (magaca kiraystaha)

☐ And any other occupants.

☐ Iyo cid kasta oo kale oo degan.

1. Time to Comply [Landlord Guide to this Section]

Wakhtiga U Hogaansanka [Tilmaamaha Mulkiilaha Guriga ee Qaybtan]

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).

Mulkiilaha Guriga waxa uu bilaabi doonaa nidaamka ka saaritaanka. Waxa aad baajin kartaa nidaamka ka saaritaanka, laakiin waxa aad haystaa wakhti kooban ama mushkilada xali. Wakhtiga waxa uu ku salaysan yahay nooca heshiiska kirada (ama hantida).

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

Sax mid: (Wakhtiga bilawga "taariikhda siinta" Qaybta 6.)

Time Period

Mudada

- | | |
|---|--------------------------------------|
| ☐ Residential Agreement:
Heshiis Deganaanshaha: | 10 days
10 maalmood |
| ☐ Exempt Residential Agreement:
Waxyaabaha Laga Soo Reebo Heshiis Deganaanshaha: | 5 days
5 maalmood |
| ☐ Employer-provided Housing Agreement:
Heshiiska Guryaynta Loo Shaqeeyuhu Bixiyo: | 3 days
3 maalmood |
| ☐ CARES Act Property:
Sharciga Hantida CARES: | 30 days
30 maalmood |

2. Grounds for Eviction

Sababta Ka Saaritaanka Guriga

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

Colorado Revised Statutes (C.R.S)

Waa inaad: (Mulkiilaha Guriga: kaliya sax kuwa ay khasayso) Sharciga Dib u Eegitaanka Lagu Sameeyay ee Colorado (C.R.S)

- ☐ a) Pay Your Rent
Bixi Kiradaada

C.R.S. § 13-40-104(d)

C.R.S. § 13-40-104(d)

Past rent due: \$

Kirada ay wakhtigeeda dhaaftay: \$

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

Tani waxaa weeye kirada mudadeeda dhaaftay ee ku ekaa: (geli taariikhaha)

- ☐ **b) Comply with the Lease**  [Landlord Guide to this Section] C.R.S. § 13-40-104(e)
U Hogaansanka Kirada [Tilmaamaha Mulkiilaha Guriga ee Qaybtan] C.R.S. § 13-40-104(e)

Lease Term violated:

Ku xad gudubka Shuruudaha Kirada:

Explain how that lease term was violated:

Sharaxa sida shuruudaha kirada loogu xad gudbay:

- ☐ **c) Stop Disturbing Conduct** C.R.S. § 13-40-104(j)
Joojinta Habdhaqanka Rabshadaha C.R.S. § 13-40-104(j)

Your conduct is a nuisance or disturbing.

Habdhaqankaagu waa maalaayacni ama waxa uu leeyahay rabshad.

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

Sharaxa cidda uu dhibayo habdhaqanku iyo waxa habdhaqanku yahay:

3. Description of Premises

Sharaxa Guriga

Street Address:

Cinwaanka waddada:

City:

Magaalada:

County:

Degmada:

The rent for the premises is \$

Kirada gurigu waxaa weeye \$

per

ba

4. Time to Cure [Landlord Guide to this Section]

Wakhtiga Uruuray [Tilmaamaha Mulkiilaha Guriga ee Qaybtan]

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

Hadii aanad hagaajin mushkiladaha ku qoran kor, waa inaad kaga guurtaa:

Date: (MM/DD/YYYY)

Taariikhda: (MM/BB/SSSS)

Time: ☐ AM ☐ PM

Wakhtiga: ☐ AM ☐ PM

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

Hadii aanad ka bixin, waxa aan kaa dacwayn doona maxkamada si aan kaaga saaro.

5. Signature

Saxeexa

Signature:

Saxeexa:

☐ Landlord ☐ Landlord's Agent ☐ Landlord's Attorney
☐ Mulkiilaha Guriga ☐ Wakiilka Mulkiilaha Guriga ☐ Looyarka Mulkiilaha Guriga

Dated:

Taariikhda lagu qoray:

6. Service [Landlord Guide to this Section]

C.R.S. § 13-40-108

Gaadhsiin [Tilmaamaha Mulkiilaha Guriga ee Qaybtan]

C.R.S. § 13-40-108

Date Served: (MM/DD/YYYY)

Taariikhda la Siiyay: (MM/BB/SSSS)

Service Method: (check one)

Qaabka Loo Gaadhsiiyay: (sax mid)

- ☐ a) Personal service under C.R.S. § 13-40-108.
Gaadhsiinta shakhsi ahaaneed ee hoos yimaada C.R.S. § 13-40-108.
- ☐ b) Posting on the Property. The attempts at Personal Service occurred on:
Ku Soo Dhejin ta Hantida. Isku dayga Gaadhsiinta Shakhsi Ahaaneed oo dhacay:
Failed Attempt Date(s):
Taariikhda(ha) Isku Dayga Aan Lagu Guulaysan:
Posted after the 2nd (or 3rd) failed attempt.
Lagu soo dhejiyay guriga kadib isku dayga 2^{aad} (ama 3^{aad}) ee aan lagu guulaysan.

(Landlords – see [Service Info Section] for when a 3rd attempt is required.)

(Mulkiilayaasha Guriga – eeg [Qaybta Macluumaadka Gaadhsiinta] marka isku dayga 3^{aad} loo baahan yahay.)

Signature:
Saxeexa:

7. Tenant's Rights [Landlord Guide to this Section]

Xuquuqda Kiraystaha [Tilmaamaha Mulkiilaha Guriga ee Qaybtan]

a) Mandatory Mediation:

C.R.S. § 13-40-106(2)

Dhexdhexaadinta Waajibka ah:

C.R.S. § 13-40-106(2)

if you receive:

hadii aad heshey:

- Supplemental Security Income (SSI);
Dakhliga Amaanka ee Dheeraadka ah;
- Social Security Disability Insurance (SSDI); or
Caymiska Laxaad La'aanta Sooshaal Sekeyuuritiga (SSDI); ama
- Cash Assistance through the Colorado Works Program;
Kaalmada Lacageed ee laga helo Barnaamijka Colorado Works;

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.

Waxa aad xaq u yeelan kartaa dhexdhexaadinta waajib ah oo bilaash ah kahor inta aanu mulkiilaha guriga bilaabin kiiska ka saaritaanka guriga. Si aad ugu qalanto, ugu sheeg qoraal mulkiilaha guriga isla markaba inaad ku biirtay mid kamid ah barnaamijyadan.

b) Repayment Plan for Victim-Survivors:

C.R.S. § 13-40-106(4)

Qorshaha Lacag Bixinta ee Dhibanaha Ka Badbaaday Masiibada:

C.R.S. § 13-40-106(4)

If you've missed a rent payment because you are the victim-survivor of unlawful sexual behavior, stalking, domestic violence, or domestic abuse, you may be entitled to a repayment plan (not to exceed 9 months). Provide the Landlord with written documentation (*for example, a police report or protection order*) as provided for in C.R.S. § 13-40-104(4)(a).

Hadii aad bixin waydo kirada maadaama oo aad tahay dhibanaha ka badbaaday masiibada habdhaqanka galmada sharci darada ah, daba gurista, tacadiga guriga dhaxdiisa, ama gaboodfalka guriga, waxa aad xaq u leedahay qorshaha dib u bixinta (oo aan ka badnayn 9 bilood). Waxa aad siisaa Mulkiilaha Guriga waraaqo qoraal ah (oo uu la socdoo tusaale, warbixinta bilayska ama amarka ilaalinta) sida lagu sheegey C.R.S. § 13-40-104(4)(a).

Be sure to read C.R.S. § 13-40-104(4)(e) for full details.

Waa inaad akhridaa C.R.S. § 13-40-104(4)(e) wixii faahfaahin dheeraad ah.



Info for Landlords

Macluumaadka Mulkiilaha Guriga

1. More Info on Rental Agreement Types

[From Section 1]

Macluumaad Dheeraad ah oo Ku Saabsan Noocyada Heshiiska Kirada

[Laga Heley Qaybta 1]

a) What is an Exempt Rental Agreement?

C.R.S. § 13-40-104(5)(b)

Waa maxay Waxyaabaha Laga Reebeey Heshiiska Kirada?

C.R.S. § 13-40-104(5)(b)

Exempt agreements are for Landlords with five or fewer single-family homes, and the 10-day notice is waived in the lease.

Waxyaabaha laga soo reebeey heshiisyada waxaa loogu talo geley Mulkiilayaasha Guriga ee shan ama wax ka yar oo guryo qoys, oo wargelinta 10-maalmood ah lagaga dhaafay heshiiska kirada.

b) What is a CARES Act Property?

See 15 U.S.C. § 9058(a)(2).

Waa maxay Sharciga Hantida CARES?

Eeg 15 U.S.C. § 9058(a)(2).

CARES Act Properties include homes with a federally backed mortgage (*FHA, VA, etc.*).

Sharciga Hantiyaha CARES waxaa kamid ah daynta guryaha ee federaalku bixiyo (FHA, VA, iwm.).

2. Repeat or Substantial Lease Violation

[From Section 2(b)]

Xad Gudubyada Kirada ee Soo Noqnoqota ama Adag

[Laga Heley Qaybta 2(b)]

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

Wixii soo noqnoqda ama adag (habdhaqanka danbi) xad gudubka kirada, isticmaal foomkan halkii: [JDF 99 B - Wargelinta Ka Saaritaanka].

3. What date do I put?

[From Section 4]

Taariikhdee ayay tahay in aan ku qoro?

[Laga heley Qaybta 4]

a) The date must give the Tenant at least the minimum time to comply.

Taariikhda waa inay siisaa Kiraystaha ugu yaraan wakhtiga u hogaansanka ee ugu yar.

b) Find that minimum time under the “cure period” in Section 1, [Time to Comply].

Ogow in wakhtiga ugu yar ee “mudada kasoo kabashada” ee Qaybta 1, [Wakhtiga U Hogaansanka].

c) Count day 1 as the day after you’ve completed [Service. (See Section 6)].

U tiri maalinta 1 maalinta ka danbaysa marka aad buuxiso [Gaadhsiin. (Eeg Qaybta 6)].

4. How do I serve the document?

[From Section 6]

Sidee ayaan u gaadhsiiyaa waraaqda?

[Laga heley Qaybta 6]

Go to the home and give the notice to the Tenant or a family member (over 15) who also lives there. If they're not there *(or refuse to answer)*, come back another day. Then, if you can't personally give it to them on that second attempt, post the notice on the front door. For victim-survivors, ([Section 5(b)] below) that extends to a third attempt at personal service, and you must also send a copy by certified mail with return receipt *(or equivalent commercial mail)*.
Tag guriga oo u dhiib wargelinta Kiraystaha ama xubin qoyska ah (oo ka wayn 15) oo degan halkaas. Hadii ayna cid joogin (ama lagaa furi waayo) maalin kale kusoo noqo. Kadibna hadii aad u dhiibi kari waydo isku dayga labaad, waxa aad ku dhejisaa wargelinta albaabka hore. Dadka ka badbaaday masiibada, ([Qaybta 5(b)] hoose) oo gaadhsiisan ilaa isku dayga sadexaad ee gaadhsiinta shakhsi ahaaneed, oo waa inaad ugu dirtaa nuqulka boosta leh shahaadada oo leh risiidh soo celin ah (ama boos ganacsi oo u dhiganta).

5. More Info on Tenant's Rights

[From Section 7]

Macluumaad Dheeraad ah oo ku saabsan Xuquuqda Kiraystaha

[Laga Heley Qaybta 7]

a) How do I schedule mediation?

Sidee ayaan u qabsan karaa balanta dhexdhexaadinta?

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

Ka qabso balanta dhexdhexaadinta [\[www.ColoradoODR.org\]](http://www.ColoradoODR.org).

b) When do I have to offer a repayment plan? *(victim-survivors)*

Goorma ayay tahay in aan bixiyo qorshaha lacag bixinta? *(dhibanaha ka badbaaday masiibada)*

If the Tenant has provided you documentation that they are a victim-survivor of unlawful sexual behavior, stalking, or domestic violence/abuse, and that is the reason they missed their rent payments, you must give them a repayment plan within 3 days. See C.R.S. § 13-40-104(4)(e) for details.

Hadii ruuxa kiraysaha uu ku siiyo waraaqo sheegaya inuu yahay dhibane ka badbaaday habdhaqan galmo sharci daro ah, daba guris, ama tacadiga/gaboodfalka guriga dhaxdiisa, oo ay tahay sababta uu u bixin waayay kiradiisa, waa inaad ku siisaa qorshe uu ku bixiyo 3 maalmood gudahood. Eeg C.R.S. § 13-40-104(4)(e) wixii faahfaahin ah.