

JDF 99 B

Notice to Terminate Tenancy Ogeysiinta Si Loo Joojiyo Kiraysiga

Residential Eviction Notice
Wargelinta Ka Saaritaanka Guriga
C.R.S. § 13-40-104, 107, 107.5

To: (tenant's name)

☐ And any other occupants.

Ku socda: (magaca kiraystaha)

☐ Iyo cid kasta oo kale oo degan.

1. Move-Out Date [Landlord Guide to this Section] Taariikhda Ka Bixitaanka [Tilmaamaha Mulkiilaha Guriga ee Qaybtan]

The Landlord is ending your tenancy and starting the eviction process. You must move out by:
Mulkiilaha Gurigu waxa uu soo afjarayaa kiradaada oo waxa uu bilaabi doonaa nidaamka ka saaritaanka.
Waa inaad kaga guurtaa ugu danbayn:

Date: (MM/DD/YYYY)

Taariikhda: (MM/BB/SSSS)

Time: ☐ AM ☐ PM

Wakhtiga: ☐ AM ☐ PM

If you don't leave, the Landlord may start a court case to evict you.

Hadii aanad ka bixin, Mulkiilaha guriga ayaa kaa dacwayn doona maxkamada si uu kaaga saaro.

2. Reason for Termination (check one)

Sababta Kirada Loo Joojinayo (sax mid)

☐ a) Lease Not Renewed  [Landlord Guide to this Section]

Kirada Aan La Cusboonaysiin [Tilmaamaha Mulkiilaha Guriga ee Qaybtan]

Your periodic tenancy will end, or the Landlord will not renew a fixed-term tenancy.

Mudadaada kirada ayaa dhamaanaysa, ama Mulkiilaha Guriga ayaan cusboonaysiin doonin kirada mudada go'an ah.

☐ b) Substantial Violation (criminal behavior)

Move Out in 3 Days

Xad Gudubka Adag (habdhaqanka danbiga)

Kaga Guur 3 Maamood Gudahood

You, or someone you invited onto the property:

Adiga, ama ruux aad kusoo casuuntay guriga:

Check at least one. Describe what happened in [Section 3].

Sax ugu yaraan hal. Ku sharax waxa dhacay [Qaybta 3].

- ☐ Willfully and substantially endangered the property or other tenants.
Ula kac ah oo daran khatar u geliyey guriga ama kiraystayaasha kale.
- ☐ Committed a violent or drug-related felony crime.
Galay dambi xadgudub oo daran ama daroogo la xidhiidha.
- ☐ Committed a criminal act that was a public nuisance under law and could result in jail time of 180 days or more.
Galay fal dambiyeed dhibaato dadweyne ku ah sharciga ama keeni kara in lagu xukumo xabsi ah 180 maalmood ama ka badan.

☐ **c) Repeat Violation**

Move Out in 10 Days

Xadgudubka Soo Noqnoqda

Kaga Guur 10 Maalmood

The Landlord is evicting you because of a repeat lease violation.

Mulkiilaha Guriga waxaa kaaga saarayaa guriga maadaama oo ay jirto xad gudub soo noqnoqda oo heshiiska kirada ah.

Note which lease term the Tenant violated and explain what happened in [Section 3].

Ku qor xeerka kirada ee Kiraystuhu ku xad gudbay oo sharax waxa dhacay [Qaybta 3].

A Demand for Compliance (JDF 99 A) detailing the prior violation was served on: (enter service date)

Dalabka U Hogaansanka (JDF 99 A) faahfaahinaya xad gudubka hore in la gaadhsiiday: (geli taariikhda gaadhsiinta)

- ☐ Check if Tenant is entitled to 30 days (instead of 10). (For CARES Act Properties)
Sax hadii Kiraystuhu uu xaq u leeyahay 30 maalmood (halkii ay ka noqon lahayd 10). (Sharciga Hantida CARES)

CARES Act Properties include:

See 15 U.S.C. § 9058(a)(2).

Sharciga Hantida CARES waxaa kamid ah:

Eeg 15 U.S.C. § 9058(a)(2).

- Homes with a federally backed mortgage (FHA, VA, USDA, etc.); or,
Guryaha leh daynta federaalku kaabo (FHA, VA, USDA, iwm.); ama,
- Those that participate in a federally subsidized housing program.

Dadka ku jira barnaamijka guryaynta la kaabay ee federaalka.

3. Explanation

Sharaxaad

4. Description of Premises

Sharaxa Guriga

Street Address:

Cinwaanka waddada:

City:

Magaalada:

County:

Degmada:

5. Signatures

Saxeexyada

Signature:

Saxeexa:

☐ Landlord

☐ Landlord's Agent

☐ Landlord's Attorney

☐ Mulkiilaha Guriga

☐ Wakiilka Mulkiilaha Guriga

☐ Looyarka Mulkiilaha Guriga

Dated:

Taariikhda lagu qoray:

6. Service

C.R.S. § 13-40-107.5, 108

Gaadhsiinta

C.R.S. § 13-40-107.5, 108

Date Served: (MM/DD/YYYY)

Taariikhda la siiyay: (MM/BB/SSSS)

Service Method: ([check one](#))

Qaabka Loo Gaadhsiiyay: (sax mid)

☐ a) Personal Service.

Inaad Gacanta ka Saarto.

☐ b) Posting on the Property. The two attempts at Personal Service occurred on: ([only one attempt needed for substantial violations](#))

Ku Soo Dhejin ta Hantida. Labada isku day Gaadhsiinta Shakhsi Ahaaneed oo dhacay:

(kaliya hal isku day ayaa loogu baahan yahay xad gudubyada adag)

Failed Attempt Date:

Taariikhda Isku Dayga Aan Lagu Guulaysan:

Posted after the 2nd failed attempt.

Lagu soo dhejiyay guriga kadib isku dayga 2^{aad} ee aan lagu guulaysan.

Signature:

Saxeexa:

7. Right to Mediation [Landlord Guide to this Section]

C.R.S. § 13-40-106(2)

Xuquuqda Dhexdhexaadinta

[*Tilmaamaha Mulkiilaha Guriga ee Qaybtan*]

C.R.S. § 13-40-106(2)

To Tenants, if you receive:

Loo Diray Kiraystaha, 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 dhexdhexaadin waajib ah oo bilaash ah kahor inta aanu mulkiilaha gurigu bilaabin kiiska ka saaritaanka guriga. Si aad ugu qalanto, ugu sheeg qoraal mulkiilaha guriga isla markaba inaad ku biirtay mid kamid ah barnaamijyadan.



Info for Landlords Macluumaadka Mulkiilaha Guriga

1. What do I put for a move out date?

[From Section 1]

Maxaan ku qorayaa wixii taariikhda ka guurista ah?

[Laga heley Qaybta 1]

That depends on the reason for the Eviction:
Taani waxay ku xidhan tahay sababta Ka Saaritaanka:

a) Repeat and Substantial Violations

Xad Gudubka Soo Noqnoqda ee Adag

- For Repeat and Substantial violations, the date must give the Tenant at least the minimum time to move out.
Xad Gudubyada Soo Noqnoqda ee Adag, taariikhda waa in la siiyaa Kiraystaha ugu yaraan wakhtiga ugu yar ee ka guurista.
- Find that time listed in Section 2, [Reason for Termination].
Waxa uu wakhtigaasi ku qoran yahay Qaybta 2, [Sababta Kirada Loo Joojinayo].
- Count day 1 as the day after you've completed [Service. (See Section 6)].
U tiri maalinta 1 maalinta ka danbaysa marka aad buuxiso [Gaadhisiin. (Eeg Qaybta 6)].

b) Lease Not Renewed

Kirada Lama Cusboonaysiinayo

- Put the date the rental agreement is scheduled to end.
Ku qor taariikhda heshiiska kirada la qorshaynayo inuu kusoo afjarmo.
- Note, this notice must be served before the scheduled end of the rental agreement as follows:
Ogow, wargelintan waa in la gaadhsiiyo ruuxa kahor mudada ay ku dhamaanayso heshiiska kirada sida soo socota:

Agreement Length

Mudada Heshiiska

1 year or longer

1 sano ama wax ka badan

6 months, but less than 1 year

6 bilood, laakiin ka yar 1 sano

1 month, but less than 6 months (*month-to-month tenancy*)

1 bil, laakiin ka yar 6 bilood (kirada bil ilaa bil)

Notice Needed

Wargelinta Loo

Baahan Yahay

91 Days

91 Maalmood

28 Days

28 Maalmood

21 Days

21 Maalmood

1 week, but less than 1 month (*or at will tenancy*)
1 todobaad, laakiin ka yar 1 bil (*ama kirada rabitaanka ah*)
Less than a week
Ka yar todobaad

3 Days
3 Maalmood
1 Day
1 Maalin

2. When can you not renew a lease?

[From Section 2]

Goorma ayaan la cusboonaysiin karin kirada?

[Laga heley Qaybta 2]

The Landlord can choose not to renew the lease or to terminate the tenancy, without cause, when: [C.R.S. § 38-12-1302](#)

Mulkiilaha guriga waxa uu dooran karaa in aan la cusboonaysiinin kirada guriga ama la joojiyo kirada, iyada oo ayna jirin wax sabab ah, marka: [C.R.S. § 38-12-1302](#)

- a) The property is a short-term rental; Or
Hantidu waxaa weeye kiro mudo gaaban ah; Ama
- b) The property is a single-family home, a duplex, or a triplex. And the Landlord lives on the property (*or an adjacent property*) as their primary residence; Or
Gurigu waxaa weeye guri qoys kaliya, guri laba dabaq ama sadex dabaq ah. Oo Mulkiilaha Guriga ayaa degan guriga (*ama guri ku xidhan*) oo waa meesha kowaad ee uu degan yahay; Ama
- c) The property is leased under an employer-provided housing agreement; Or
Hantida waxaa lagu kireeyay heshiiska guryaynta ee loo shaqeeyuhu uu bixiyo; Ama
- d) The Tenant has been a resident for less than 12 months (*at the time of move out*).
Kiraystaha ayaa guriga deganaa wax ka yar 12 bilood (*wakhtiga uu kasoo guuray laga bilaabo*).

Otherwise, you may need to use [\[JDF 99 C – Notice of No-Fault Eviction\]](#).

Hadii kale, waxa aad isticmaali kartaa [\[JDF 99 C – Wargelinta Ka Saaritaanka Guriga Aan Khaladka Ruuxu Lahayn\]](#).

3. How do I schedule mediation?

[From Section 7]

Sidee ayaan u qabsan karaa balanta dhexdhexaadinta?

[Laga heley Qaybta 7]

Schedule a mediation appointment at www.ColoradoODR.org.
Ka qabso balanta dhexdhexaadinta www.ColoradoODR.org.