

JDF 99 C

Notice of No-Fault Eviction *Notisin Ese wor Tipis Ekkesiwin*

Residential Eviction Notice
Ekkesiwinin imw Tepereni
C.R.S. § 38-12-1303

To: *(tenant's name)*

☐ And any other occupants.

Ngeni: *(Iten ewe chon imw)*

☐ *Me pwal ekkoch chon nonnom.*

1. Move-Out Date [\[Landlord Guide to this Section\]](#)

Feilo Ran

[Ewe chon imw Emwenin ei Kinikin]

The Landlord is ending your tenancy and starting the eviction process. You must move out by:
Ewe chon imw a awesi omw ewe lease me poputani ewe angangen tou seni imw. Kopwe tou me mwen ewe:

Date: *(MM/DD/YYYY)*

Ran: *(maram/ran/ier)*

Time:

☐ AM

☐ PM

Kunok:

☐ AM

☐ PM

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

Ika kese tou iwe ewe chon imw epwe tongeni fori ew tingor pwe kopwe tou seni imwomw.

2. Cause for Termination [\[Landlord Guide to this Section\]](#)

Popun an epwe muchulo

[Ewe chon imw Emwenin ei Kinikin]

The landlord is terminating your tenancy because:

Omw ewe tenancy a fis ren ewe chon imw pokiten:

☐ **a) Demolition or Conversion**

C.R.S. § 38-12-1303(3)(a)

Kopwe ataielo are siwili

C.R.S. § 38-12-1303(3)(a)

The home is being demolished or being converted into a short-term rental property.

Provide a description and timeline of the demolition or conversion in [\[Section 3\]](#).

Ewe imw a kan ataielo are siwili ngeni eu imw mi tongeni rent fansoun mwochomwoch. Kopwe awora awewen me fansoun ewe angangen atai imw ika siwin non ewe [\[Kinikin 3\]](#).

See the attached proof to this notice demonstrating the date the project will start. Some examples of proof are a building permit or application/license to operate a short-term rental.

Kutta ewe pisekin pwarata mi pacheta ngeni ei toropween esinesin minne a pwarata ewe ran ewe angang epwe poputa. Ew taropwen mumuta ren kau imw ika ew taropwen tungor ika license ren an epwe fis ew rent mei mwochomwoch, ir ruu pisekin pwarata.

☐ **b) Substantial Repairs**
Ekkewe Repair mi Lamot

C.R.S. § 38-12-1303(3)(b)

C.R.S. § 38-12-1303(3)(b)

The Landlord plans to make substantial renovations or repairs to the home.
Ewe imw epwe fis watten angangen awenewen ika awenewenen ren ewe chon imw.

Expected Completion Date:

Ewe ran mi ekiekieta an epwe wes:

Provide a general explanation of repairs or renovations in [Section 3].

Kopwe awora eu awewe mi titchik ussun ekkewe repair are ekkewe siwil lon [Kinikin 3].

Note to Tenant

Note ngeni Chon nonnomw non

If the repairs take less than 180 days, you can notify the Landlord within ten days of this notice if you want to return to the home. You'll have the 1st opportunity to sign a new rental agreement with new terms, but you must move back within 30 days of completion.

Mei wor engon ran seni ewe ranin ei esinesin omw kopwe esinesin ngeni ewe chon imw ika pwe ka mochen kopwe niwinsefaniti ewe imw ika pwe ekkewe angangen awenewen mei kukkun seni 180 ran. Epwe kawor ngonuk ewe 1st chance omw kopwe sainei ew minafon taropwen rent mei wor ekkewe annuk mei siwin, nge kopwe chok tou seni ewe neni non ukukun 30 ran mwirin ewe ranin sopolopono.

☐ **c) Landlord Use**

C.R.S. § 38-12-1303(3)(c)

Ewe chon imw a aea

C.R.S. § 38-12-1303(3)(c)

The Landlord (or a family member) plans to move into the home. A similar unit in the building, owned by the Landlord, isn't vacant and available.

Ewe chon imw (ika emon chon ewe famini) a ekiekin tonong non. Ewe chon imw a wor an imw mi wewe chok non ewe imw, nge ese wor aramas non ika ese wor.

- ☐ The Landlord, or their spouse, is on active duty in the U.S. military. Then, the move-out date may only be 45 days from the service of this Notice.

Ika ewe chon imw ika punuwer we a angang non ewe mwichen sounfiun Merika. Iwe, ewe ranin mokutukut epwe tongeni mwochomwoch ukukun 45 ran mwirin ei toropween esinesin a kawor.

☐ **d) Home for Sale**

C.R.S. § 38-12-1303(3)(d)

Imw epwe kamo

C.R.S. § 38-12-1303(3)(d)

The Landlord intends to stop renting and sell the home.

Ewe chon imw a ekiekin amomolo ewe imw me ukutiu le rent ngeni aramas.

☐ e) **No New Rental Agreement**

C.R.S. § 38-12-1303(3)(e)

Ese wor ew minefon pwonen renta

C.R.S. § 38-12-1303(3)(e)

The Tenant declined to sign a new rental agreement with reasonable terms.

Ewe chon imw ese mochen sainei eu minefoon lease mi wor ekkewe alluk mi pwung.

☐ f) **History of Late Payments**

C.R.S. § 38-12-1303(3)(f)

Itan an ammanga ne moni

C.R.S. § 38-12-1303(3)(f)

The tenant was late with more than two rent payments.

Ewe chon rent ese fori nap seni ruu monien rent non fansoun.

For Landlords to Qualify:

Aan chon fonu pwe epwe Kulifichi:

- 1) The payment was given more than ten days after the rental agreement's due date.
Ewe moni a fis nap seni 10 ran mwirin ewe ranin moni a affat non ewe taropwen rent.
- 2) A Demand for Compliance (JDF 99 A) was served for each missed payment.
Eú Tingoren Annuk (JDF 99 A) a fis fan iten iteiten moni mi mwaal.

3. Explanation

Aweewe

4. Description of Premises *(the home)*

Aweween ewe neni *(ewe imw)*

Street Address:

Aan addressin:

City:

County:

Telinimw:

Ewe telinimw:

5. Signatures

Ekkewe sain

Signature:

Sain:

☐ Landlord

☐ Landlord's Agent

☐ Landlord's Attorney

☐ Chon imw

☐ Ewe chon angangen chon imw

☐ Lawier an ewe chon fonu

Dated:

Ran:

6. Service ⓘ [Landlord Guide to this Section]

C.R.S. § 13-40-108

Angang [Ewe chon imw Emwenin ei Kinikin]

C.R.S. § 13-40-108

Date Served: (MM/DD/YYYY)

Ranin A Angang: (maram/ran/ier)

Service Method: (check one)

Angang Napanapen: (Checkii eu)

- ☐ a) Personal service under C.R.S. § 13-40-108.
Angang ngeni aramas fan iten ewe C.R.S. § 13-40-108.
- ☐ b) Posting on the Property after two attempts at personal service.

Mwirin ruu sossotun pwisin angang, posting won ewe neni..

Failed Attempt Date:

Ekkewe ranin sossot ese fis:

Posted after the 2nd failed attempt.

A fis mwirin ewe 2nd Achocho ese fis.

Signature:

Sain:

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

C.R.S. § 13-40-106(2)

Pwungun Emon [Ewe chon imw Emwenin ei Kinikin]

C.R.S. § 13-40-106(2)

To Tenants, if you receive:

Ngeni chon imw, ika pwe ka angei:

- Supplemental Security Income (SSI);
Supplemental Security Income (SSI);
- Social Security Disability Insurance (SSDI); or
Social Security Disability Insurance (SSDI); ika
- Cash Assistance through the Colorado Works Program;
Aninis ren moni ren ewe 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.

Me mwen an ewe chon imw epwe file ren an epwe tou seni imwomw, iwe, mei tongeni kopwe tongeni angei ewe mediation mei namot. Ika pwe ka fiti ew me nein ekkei prokram, iwe, kopwe esinesin ngeni ewe chon imw non taropwe non chok ena fansoun pwe kopwe tongeni fiti.



Info for Landlords *Poraus fan iten Chon imw*

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

[From Section 1]

Met upwe fori ren ew ranin mokutukut?

[Seni Kinikin 1]

- The date must be after the rental agreement term ends.
Ewe ran epwe fis mwirin an a wes ewe pwonon rent.
- The date must be at least 90 days (*or 45 days, see Section 2(c)*) after service of this Notice.
Ewe ran epwe ukukun 90 ran (ika 45 rän, nengeni Kinikin 2(c)) mwirin angangen ei Notis.

2. When is this notice not used?

[From Section 2]

Inet ei notis ese aea?

[Seni Kinikin 2]

Landlords need cause not to renew a lease. But some tenants, landlords, and properties are exempt from this requirement. C.R.S. § 38-12-1302.

Ekkewe chon imw ra mochen popun ar resapw niwinsefaniti ew lease. Nge ekkoch pisek, chon fonu, me chon rent rese nom non ei annuk. C.R.S. § 38-12-1302.

You may need form [JDF 99 B – Notice to Terminate Tenancy] If any of these situations apply:

Mei wor form [JDF 99 B – Notis we ngeni Epwe Sopwun Tenancy (Notice to Terminate Tenancy)] Ika eú me lein ekkena napanap a fis:

a) Tenants who Don't Qualify:

Chon imw ekkewe rese fich ngeni:

- Tenants who've lived in the home for less than a year.
Chon imw mei wor ukukun ew ierin ar angang non ewe imw.
- Anyone who isn't known to the landlord to be a tenant.
Emon ese sinei me ren ewe chon imw pwe epwe emon chon imw.

b) Resident Landlords who are Exempt:

Ekkewe chon fonu mi nomw non ewe neni mi Exempt:

- The home is your primary residence.
Ewe imw ina om we aewin nenien nonnom.
- Or you live on a property adjacent to the home.
Are ka nám wóón eú fénú únúkkún ewe imw.
- And the home is a single-family home, a duplex, or a triplex.
Pwal och, ewe imw a wor ülüngät rum, ruu rum, are imwen emön chök famili.

c) Exempt Properties:

Ekkewe Pisek mi Ekkesiwin:

- Employer-provided housing.
Imw mi kawor me ren ewe nenien angang.
- Short-term rental properties.
Rent ren fansoun mwochomwoch.

3. How do I serve this notice?

[From Section 6]

Ifa usun epwe fis ei esinesin?

[Seni Kinikin 6]

Go to the home and give the notice to the Tenant or a member of their family (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 visit, post the notice on the front door.

Kopwe churi ewe imw me uwei ewe taropwen esinesin ngeni ewechon imw ika emonchon om famini mei nomw ikewe me mei nap seni 15 ierin. Ika pwe rese nomw (ika amam an epwe ponuweni), kopwe niwinsefan non pwan ew ran. Kopwe postini ewe porous won ewe asamwacho ika kese tongeni pwisin uwei ngenir non ena aruwen sossot.

4. How do I schedule mediation?

[From Section 7]

Ifa usun upwe tongeni féri kinamwefengen?

[Seni Kinikin 7]

Schedule a mediation appointment at www.ColoradoODR.org.

Kopwe akkota eu kinamwefengen mwich non www.ColoradoODR.org.