

JDF 99 C	Notice of No-Fault Eviction Wargelinta Ka Saaritaanka Aan Khaladka Ruuxu Lahayn Residential Eviction Notice Wargelinta Ka Saaritaanka Guriga C.R.S. § 38-12-1303
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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. Cause for Termination ⓘ [Landlord Guide to this Section]

Sababta Joojinta Kirada [Tilmaamaha Mulkiilaha Guriga ee Qaybtan]

The landlord is terminating your tenancy because:
Mulkiilaha gurigu waxa uu joojiyay kiradaada maadaama oo:

☐ a) **Demolition or Conversion**

C.R.S. § 38-12-1303(3)(a)

Burburinta ama Sii Sugitaanka

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].

Guriga waa la duminayaa ama waxaa loo bedelayaa guryo mudo yar oo kooban la kireeyo. Ku bixi
sharax iyo mudada duminta ama dayactirka [Qaybta 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.

Ka eeg cadaynta lifaaqa wargelintan duminta taariikhda uu bilaabmayo mashruucu. Tusaalayaasha qaar cadaynta waa ruqsada dhismaha ama arjiga/liisanka shaqada ee kirada guryaha mudooyinka gaagaaban.

☐ **b) Substantial Repairs**

C.R.S. § 38-12-1303(3)(b)

Dayactir Wayn

C.R.S. § 38-12-1303(3)(b)

The Landlord plans to make substantial renovations or repairs to the home.

Qorshayaasha Mulkiilaha Guriga ee ku samaynta dayactirka wayn ama hagaajinta guriga.

Expected Completion Date:

Taariikhda La Filanayo Inay Ku Dhamaato:

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

Ku bixi sharax guud oo dayactirka ama hagaajinta [Qaybta 3].

Note to Tenant

Ogaysiis ku socda Kiraystaha

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.

Hadii dayactirku uu soconayo wax ka yar 180 maalmood, waxa aad u sheegi kartaa Mulkiilaha Guriga toban maalmood wax ka yar wargelintan hadii aad doonayso inaad ku noqoto guriga.

Waxa aad heli doontaa fursada 1^{aad} ee heshiiska kirada ee cusub ee mudada cusub, laakiin waa inaad dib ugu soo guurtaa 30 maalmood gudaheed marka la dhamaystiro.

☐ **c) Landlord Use**

C.R.S. § 38-12-1303(3)(c)

Isticmaalka Mulkiilaha Guriga

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.

Mulkiilaha Guriga (ama xubin qoyska ah) ee qorshaynaya inuu u guuro guriga. Guri lamid ah dhismaha, oo uu leeyahay Mulkiilaha gurigu, maaha mid la heli karo.

- ☐ 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.

Mulkiilaha Guriga, ama xaaskiisa, ayaa ciidan shaqeeya oo ciidanka Maraykanka ah.

Kadib, ka guurista ayaa noqon karta kaliya 45 maalmood kadib oo laga bilaabo gaadhsiinta Wargelintan.

☐ d) **Home for Sale**

C.R.S. § 38-12-1303(3)(d)

libka Guriga

C.R.S. § 38-12-1303(3)(d)

The Landlord intends to stop renting and sell the home.

Mulkiilaha guriga ayaa doonaya inuu joojiyo kirada oo uu iibiyo guriga.

☐ e) **No New Rental Agreement**

C.R.S. § 38-12-1303(3)(e)

Ma Jiro Heshiis Kiro Guri

C.R.S. § 38-12-1303(3)(e)

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

Kiraystaha ayaa diiday inuu saxeexo heshiikas kirada ee cusub ee leh shuruudaha macquulka ah.

☐ f) **History of Late Payments**

C.R.S. § 38-12-1303(3)(f)

Taariikhda Lacag Bixinta Daahda

C.R.S. § 38-12-1303(3)(f)

The tenant was late with more than two rent payments.

Kiraystaha ayaa la raagay kirada wax ka badan laba jeer kiradood.

For Landlords to Qualify:

Mulkiilaha Guriga oo u Qalma:

- 1) The payment was given more than ten days after the rental agreement's due date.
Lacagta waxa la siiyay wax ka badan toban maalmood taariikhda ku qoran inay kiradu ku eeg tahay.
- 2) A Demand for Compliance (JDF 99 A) was served for each missed payment.
Dalabyada U Hogaansanka (JDF 99 A) waxaa la siiyay lacag kasta oo uu la daahay ruuxu.

3. Explanation

Sharaxaad

4. Description of Premises *(the home)*

Sharaxa Guriga *(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 *[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 after two attempts at personal service.

Lagu dhejiyay Guriga kadib markii laba jeer la isku dayay in gacanta laga siiyo.

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]

- The date must be after the rental agreement term ends.
Taariikhda waa inay ka danbaysaa taariikhda mudada dhamaadka kirada.
- The date must be at least 90 days (or 45 days, see Section 2(c)) after service of this Notice.
Taariikhda waa inay ahaataa ugu yaraan 90 maalmood (ama 45 maalmood, eeg Qaybta 2(c)) kadib marka la gaadhsiiyo Wargelinta.

2. When is this notice not used?

[From Section 2]

Goorma ayaan la isticmaali karin wargelintan?

[Laga heley Qaybta 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.

Mulkiilaha guriga waa inuu keeno sabab cusboonaysiin la'aanta kirada ah. Laakiin kiraystayaasha, mulkiilayaasha guriga iyo guryaha qaar ayaa laga reebay shuruudan. C.R.S. § 38-12-1302.

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

Waxa aad u baahan kartaa foomka [JDF 99 B – Wargelinta Joojinta Kirada] Hadii wax kamid ah xaaladahan ay khusayso:

a) Tenants who Don't Qualify:

Kiraystayaasha Aan U Qalmin:

- Tenants who've lived in the home for less than a year.
Kiraystayaasha degan guriga ee ka yar sanad.
- Anyone who isn't known to the landlord to be a tenant.
Ruux kasta oo aan ahayn mulkiiluhu waa kirayste.

b) Resident Landlords who are Exempt:

Mulkiilaha Guriga Degan ee laga Dhaafay:

- The home is your primary residence.
Guriga waa meesha kowaad ee aad degan tahay.

- Or you live on a property adjacent to the home.
Ama waxa aad degan tahay meel ku dhagsan guriga.
- And the home is a single-family home, a duplex, or a triplex.
Iyo guriga waxaa weeye guri qoys oo kaliya, guri laba dabaq ama sadex dabaq ah.

c) Exempt Properties:

Guryaha Laga Saaray:

- Employer-provided housing.
Guryaynta loo shaqeeyuhu bixiyo.
- Short-term rental properties.
Guryaha mudada kooban la kiraysto.

3. How do I serve this notice?

[From Section 6]

Sidee ayaan u gaadhsiiyaa wargelintan?

[Laga heley Qaybta 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.

Tag guriga oo u dhiib wargelinta Kiraystaha ama xubin qoyska ah (oo ka wayn 15) ee degan halkaas. Hadii ayna cid joogin (ama lagaa furi waayo) maalin kale kusoo noqo. Kadibna hadii aad u dhiibi kari waydo booqashada labaad, waxa aad ku dhejisaa wargelinta albaabka hore.

4. How do I schedule mediation?

[From Section 7]

Sidee ayaan u qabsan karaa balanta dhexdhexaadinta?

[Laga heley Qaybta 7]

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

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