

JDF 101	Eviction Complaint and Affidavit (Residential Tenancy)	
1. Court: <input type="checkbox"/> District <input type="checkbox"/> County Colorado County: _____ Mailing Address: _____	<i>This box is for court use only.</i>	
2. Parties to the Case: Landlord: _____ (Also called the Plaintiff) v. Tenant: _____ (Also called the Defendant) <input type="checkbox"/> And any and all other occupants.		
3. Filed by: Name: _____ Mailing Address: _____ City: _____ St: _____ Zip: _____ Phone: _____ Email: _____	4. Case Details: Number: _____ Division: _____ Courtroom: _____	

5. Background

I submit this complaint pursuant to C.R.S. § 13-40-110(a). I affirm the following facts as true:

Note to Tenants

- 1) Review the due dates on Page 1 of the Summons.
- 2) Attend the "return date" meeting or file an Answer (*JDF 103*) by that date.
- 3) Visit www.courts.state.co.us/Forms/Housing for forms and resources.
- 4) Create an account and submit forms online at www.jbits.courts.state.co.us/efiling.

6. Landlord Information

Do you need an interpreter? No. Yes, in (*language*) _____.

I would like to attend court events: In-person. Remotely. (*by phone/video*)

To ever change how you appear for court events:

- 1) Complete form *JDF 105 – Notice about Remote Hearings*.
- 2) File at least 48-hours before an event.

If *different* from Section 3 above, my (*the Landlord's*) contact information is:

Full Name: _____
Mailing Address: *(with city/state/zip)* _____
Phone: _____ Email: _____
If this ever changes, file *JDF 88 – Contact Information Change*.

7. Description of Premises

The Landlords owns the following premises:

Street Address: _____
City: _____ County: _____ Zip: _____
Subdivision: _____ Lot: _____ Block: _____

Does this property have a federally backed mortgage? *(FHA, VA, USDA, etc.)* Yes. No.

8. Lease

The Tenants leased and occupied the premises pursuant to a: *(check one)*

- Written lease. Attach a copy and label it "Attachment 1".
- Verbal lease. Monthly rent is \$ _____, payable on the _____ day of the month.

Through this lease the Defendants took possession and occupied the premises.

9. Grounds for Eviction

I'm evicting the tenants because: *(check all claims that apply)*

A. Unpaid Rent

Tenants have failed to pay rent for the following dates: _____.

At the time of filing, the Tenants owe \$ _____ in past-due rent.

Rent continues to accrue at \$ _____ per day until the Landlord regains possession of the premises.

B. Lease Violation

Tenants have violated the terms and conditions of the lease by failing to comply with the following covenants or conditions of the lease:

C. Substantial Lease Violation

Tenants, or their guests, have substantially violated the lease under C.R.S. § 13-40-107.5(3): *(explain)*

D. End of Tenancy

The lease period has ended, and the Tenants have not moved out.

10. Damages

If checked, the Tenants owe damages in the amount of \$ _____.

Damages continue to accrue at \$ _____ per day until the Landlord regains possession of the premises.

The total amount the Landlord requests in unpaid rent and damages is \$ _____. *

* If the amount exceeds \$25,000, and I still file in County Court, I agree to limit the possible award to that amount.

11. Prior Notice

On *(enter date)* _____, I properly served the following notice: *(check one)*

- A. Notice to Quit (JDF 97). Or,
 B. Demand for Compliance (JDF 99).

The amount of time given to the Tenants in the Notice has expired.

A copy of that Notice is attached and labeled "Attachment 2".

12. Military Service

Are any of the Tenants engaged in military service for the United States of America?

- Yes. No.

13. Jury Demand

If checked, the Landlords demand a trial by jury. *(Additional non-refundable fees apply.)*

Note: *Not all claims are entitled to a jury trial.*

14. Request for relief

Landlords requests a judgment for: possession of the premises, rent due or to become due, present and future damages and costs, and any other relief to which we are entitled.

15. Facts regarding Mandatory Mediation

Note about Mediation

Tenants who receive:

- 1) Supplemental Security Income (SSI),
- 2) Social Security Disability Income (SSDI), or
- 3) Cash Assistance through the Colorado Works Program

may have the right to mandatory mediation before a case is filed.

I swear or affirm the following information is true:

- If checked, Mandatory Mediation was held, but unsuccessful.
- If checked, Mandatory Mediation was not held, because: *(check why)*
 - The tenant didn't say if they qualified for Mandatory Mediation.
 - The tenant doesn't qualify for Mandatory Mediation.
 - The landlord is a non-profit organization that already offered mediation.
 - The landlord doesn't have more than five rental units.

In other words:

The residential tenant receives Supplemental Security Income, Social Security Disability Insurance Under Title II of the Federal "Social Security Act", 42 U.S.C. Sec. 401 et seq., as amended, or Cash Assistance through the Colorado Works Program created in Part 7 of Article 2 of Title 26, and the complainant and residential tenant participated in mandatory mediation and the mediation was unsuccessful;

The complainant and residential tenant did not participate in mandatory mediation because the residential tenant:

Did not disclose or declined to disclose in writing in response to a written inquiry from the complainant that the residential tenant receives Supplemental Security Income, Social Security Disability Insurance Under Title II of the Federal "Social Security Act", 42 U.S.C. Sec. 401 et seq., as amended, or Cash Assistance through the Colorado Works Program created in Part 7 of Article 2 of Title 26; or

Does not receive Supplemental Security Income, Social Security Disability Insurance under Title II of the Federal "Social Security Act", 42 U.S.C. Sec.

401 et seq., as amended, or Cash Assistance through the Colorado Works Program created in Part 7 of Article 2 of Title 26; or

The complainant and residential tenant did not participate in mandatory mediation because the complainant is a 501(c)(3) nonprofit organization that offers opportunities for mediation to residential tenants prior to filing a residential eviction in court; or

A landlord with five or fewer single-family rental homes and no more than five total rental units, including any single-family homes.

16. Verified Signatures

Landlord 1

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on the *(date)* _____ day of *(month)* _____, *(year)* _____, at

City: *(or other location)* _____, and

State: *(or country)* _____.

Print Your Name: _____

Your Signature: _____

Lawyer Signature: *(If any)* _____

Landlord 2 *(if any)*

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on the *(date)* _____ day of *(month)* _____, *(year)* _____, at

City: *(or other location)* _____, and

State: *(or country)* _____.

Print Your Name: _____

Your Signature: _____

Lawyer Signature: *(If any)* _____