

# Demand for Compliance

To: *(tenant's name)* \_\_\_\_\_  And any other occupants.

I'm issuing this notice pursuant to Colorado Revised Statutes (C.R.S.) section (§) 13-40-106.

## 1. Grounds for Eviction

You must: *(check all that apply)*

a) **Pay Rent**

Pay the landlord \$ \_\_\_\_\_ for past due rent.

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

b) **Comply with the Lease**

*Note which material lease term the Tenant violated and explain what happened:*

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*For substantial violations (C.R.S. § 13-40-107.5(3)), use JDF 99 B - Notice to Terminate Tenancy.*

c) **Stop Disturbing Conduct**

The Tenant's conduct is disturbing or causing a nuisance to the quiet enjoyment of:

- The Landlord *(if they live on or adjacent to the property)*.
- The other occupants of the property.
- The property's neighbors.

*Explain the conduct and any damage to the premises:*

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**2. Time to Cure**

You can stop an eviction by fixing the problems above within the following time frame:

*(check one)*

CARES Act Property: **30 days** from the service date.

CARES Act Properties include: See 15 U.S.C. § 9058(a)(2).

- Homes with a federally backed mortgage (FHA, VA, USDA, etc.); or,
- Those that participate in a federally subsidized housing program.

Residential Agreement: **10 days** from the service date.

Exempt Residential Agreement: **5 days** from the service date.

Employer-provided Housing Agreement: **3 days** from the service date.

I demand that you either cure the grounds for an eviction or leave and surrender possession of the premises described below.

**3. Description of Premises**

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ County: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

The rent for the premises is \$ \_\_\_\_\_ per \_\_\_\_\_

**4. Default**

The grounds for eviction stated above constitute a default under the terms of the lease. This default entitles the Landlord to possession of the premises.

**5. Signatures**

Signature: *(Landlord/Property Manager)* \_\_\_\_\_

Dated: \_\_\_\_\_

Signature: *(Agent/Attorney)* \_\_\_\_\_

Dated: \_\_\_\_\_

**6. Service Date**

I certify that on (*service date*) \_\_\_\_\_

I served this Notice by: (*check one*)

- Leaving a true copy with: (*enter full name*) \_\_\_\_\_
- By posting it in a conspicuous place at the premises described above.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Dated: \_\_\_\_\_

**Note to Tenant – Right to Mediation**

If you receive:

- Supplemental Security Income (SSI);
- Social Security Disability Insurance (SSDI); or
- Cash Assistance through the Colorado Works Program;

Then you may have a right to mandatory mediation, at no cost to you, before the landlord can start an eviction case in court. C.R.S. § 13-40-106(2).

If you qualify for one of the listed programs, let the landlord know in writing immediately.