

JDF 99 B	<h2>Notice to Terminate Tenancy</h2> <h3>终止租赁通知</h3> <p>Residential Eviction Notice 住宅驱逐通知</p> <p>C.R.S. § 13-40-104, 107, 107.5</p>
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To: (tenant's name)

☐ And any other occupants.

致：(承租人姓名)

及其他所有同住者。

1. Move-Out Date ⓘ [Landlord Guide to this Section]
搬离日期 [本节填写指南 (出租人适用)]

The Landlord is ending your tenancy and starting the eviction process. You must move out by:
出租人已决定终止与您的租赁关系，并启动驱逐程序。您必须在以下日期前搬离：

Date: (MM/DD/YYYY)

日期：(月/日/年)

Time:

☐ AM

☐ PM

时间：

上午

下午

If you don't leave, the Landlord may start a court case to evict you.
若您未按期搬离，出租人可向法院提起诉讼，对您进行驱逐。

2. Reason for Termination (check one)
终止租赁的理由 (请勾选一项)

☐ **a) Lease Not Renewed** ⓘ [Landlord Guide to this Section]
不续租 [节填写指南 (出租人适用)]

Your periodic tenancy will end, or the Landlord will not renew a fixed-term tenancy.
您的定期租赁关系即将终止，或出租人将不再续签固定期限租赁协议。

☐ **b) Substantial Violation** (criminal behavior)
严重违约 (涉及犯罪行为)

Move Out in 3 Days

需 3 日内搬离

You, or someone you invited onto the property:
您本人或您邀请进入该房屋的人员：

Check at least one. Describe what happened in [Section 3].
请至少勾选一项，并在 [第 3 节] 中说明具体情况。

- ☐ Willfully and substantially endangered the property or other tenants.
故意并严重危及房屋或其他承租人的安全。
- ☐ Committed a violent or drug-related felony crime.
犯下暴力或与毒品有关的重罪。
- ☐ Committed a criminal act that was a public nuisance under law and could result in jail time of 180 days or more.
犯下依法构成妨害公众利益或可能导致监禁 180 天或以上的罪行。

☐ c) Repeat Violation

Move Out in 10 Days

重复违约

需 10 日内搬离

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

出租人因您重复违反租赁协议而对您进行驱逐。

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

请注明承租人违反的具体租赁条款, 并在 [第 3 节] 中说明具体情况。

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

(enter service date)

此前已向承租人送达载明过往违约情况的《履约通知》(JDF 99 A), 送达日期为: (请填写送达日期)

- ☐ Check if Tenant is entitled to 30 days (instead of 10). (For CARES Act Properties)

若租户符合 30 日搬离期限 (而非 10 日) 的条件, 请勾选此项。(针对《新冠病毒援助、救济和经济保障法案》(CARES Act) 适用房屋)

CARES Act Properties include:

See 15 U.S.C. § 9058(a)(2).

CARES 法案适用房屋包括: (请参见《美国法典》(U.S.C.) 第 15 编第 9058(a)(2) 条)

- Homes with a federally backed mortgage (FHA, VA, USDA, etc.); or,
具有联邦担保抵押贷款的房屋 (如联邦住房管理局 (FHA)、退伍军人事务部 (VA)、
美国农业部 (USDA) 等担保的贷款); 或
- Those that participate in a federally subsidized housing program.
参与联邦住房补贴计划的房屋。

3. Explanation

情况说明

4. Description of Premises

房屋描述

Street Address:

街道地址:

City:

市:

County:

县:

5. Signatures

签名

Signature:

签名:

☐ Landlord

出租人

☐ Landlord's Agent

出租人代理人

☐ Landlord's Attorney

出租人律师

Dated:

日期:

6. Service

C.R.S. § 13-40-107.5, 108

送达

《科罗拉多州修订法规》(C.R.S.)第 13-40-107.5 条、第 13-40-108 条

Date Served: (MM/DD/YYYY)

送达日期: (月/日/年)

Service Method: (check one)

送达方式: (请勾选一项)

☐ a) Personal Service.

当面送达。

☐ b) Posting on the Property. The two attempts at Personal Service occurred on:

(only one attempt needed for substantial violations)

张贴于房屋上。此前两次尝试当面送达的日期为: (若存在严重违约, 仅需一次尝试)

Failed Attempt Date:

当面送达失败日期:

Posted after the 2nd failed attempt.

在第二次当面送达失败后张贴。

Signature:

签名:

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

C.R.S. § 13-40-106(2)

调解权

[本节填写指南 (出租人适用)]

(C.R.S. 第 13-40-106(2) 条)

To Tenants, if you receive:

若您 (承租人) 正在领取以下任一补贴:

- Supplemental Security Income (SSI);
社会保障补助金 (SSI);
- Social Security Disability Insurance (SSDI); or
社会保障残疾保险 (SSDI); 或
- Cash Assistance through the Colorado Works Program;
根据“科罗拉多州工作计划”提供的现金补助。

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.

您有权在出租人提起驱逐诉讼前获得免费强制调解。如需行使此权利, 请立即书面告知出租人您正在领取上述任一补贴。



Info for Landlords 出租人须知

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

[From Section 1]

搬离日期应如何填写?

[源自第 1 节]

That depends on the reason for the Eviction:

搬离日期需根据驱逐理由确定:

a) Repeat and Substantial Violations

重复违约与严重违约

- For Repeat and Substantial violations, the date must give the Tenant at least the minimum time to move out.

对于重复违约与严重违约, 该日期必须给予承租人至少最低限度的搬离期限。

- Find that time listed in Section 2, [Reason for Termination].

最低搬离期限可在第 2 节 [终止租赁的理由] 中查询。

- Count day 1 as the day after you've completed [Service. (See Section 6)].

[送达 (参见第 6 节)] 完成次日计为期限第 1 天。

b) Lease Not Renewed

不续租

- Put the date the rental agreement is scheduled to end.

请填写租赁协议约定的终止日期。

- Note, this notice must be served before the scheduled end of the rental agreement as follows:

请注意, 本通知需在租赁协议约定终止日期前送达, 具体提前期限要求如下:

Agreement Length

租赁协议期限

1 year or longer

1 年及以上

6 months, but less than 1 year

6 个月 (含) 至 1 年 (不含)

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

1 个月 (含) 至 6 个月 (不含) (按月租赁) (按月承租)

1 week, but less than 1 month (or at will tenancy)

1 周 (含) 至 1 个月 (不含) (未约定租赁期限)

Notice Needed

需提前通知的时间

91 Days

91 天

28 Days

28 天

21 Days

21 天

3 Days

3 天

Less than a week
不足 1 周

1 Day
1 天

2. When can you not renew a lease?

[From Section 2]

何种情况下可不续租?

[源自第 2 节]

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

在以下情况下, 出租人可无理由选择不续签租赁协议或终止租赁关系: (C.R.S.第 38-12-1302 条)

- a) The property is a short-term rental; Or
该房屋为短期租赁; 或
- 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
该房屋为独栋住宅、双户住宅或三户住宅, 且出租人将该房屋 (或相邻房屋) 作为主要居所; 或
- c) The property is leased under an employer-provided housing agreement; Or
该房产依据雇主提供住房协议出租; 或
- d) The Tenant has been a resident for less than 12 months (at the time of move out).
租户 (在搬离时) 居住时间不足 12 个月。

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

若不符合上述情况, 则需使用 [JDF 99 C – 无过错驱逐通知]。

3. How do I schedule mediation?

[From Section 7]

如何安排调解?

[源自第 7 节]

Schedule a mediation appointment at [www.ColoradoODR.org].

如需安排调解, 请登录: [www.ColoradoODR.org]。