

JDF 99 B

Notice to Terminate Tenancy *Notis pwe epwe awesi ewe tenan*

Residential Eviction Notice

Ekkesiwinin imw Tepereni

C.R.S. § 13-40-104, 107, 107.5

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. **Reason for Termination** *(check one)*

Popun an epwe muchulo *(cheki eu)*

☐ a) **Lease Not Renewed**  [\[Landlord Guide to this Section\]](#)

Lease ese Niwinsefan [\[Ewe chon imw Emwenin ei Kinikin\]](#)

Your periodic tenancy will end, or the Landlord will not renew a fixed-term tenancy.

Ika pwe ewe chon imw esapw apachanong ew fansoun lease ika pwe omw ewe fansoun tenancy epwe much.

☐ b) **Substantial Violation** *(criminal behavior)*

Atai alluk mi watte *(fofforun kirikiringaw)*

Move Out in 3 Days

Tou non ukukun 3 ran

You, or someone you invited onto the property:

En, ika emon ka etiwa ngeni ewe neni pisekin:

Check at least one. Describe what happened in [\[Section 3\]](#).

Cheki ukukun ew. Awewei met a fis lon [Kinikin 3].

- ☐ Willfully and substantially endangered the property or other tenants.
Ekiekin me watte feiengau ngeni ewe imw are ekkewe ekkoch chon nonnom lon.
- ☐ Committed a violent or drug-related felony crime.
A fori ew tipisin fitikoko ika tipisin safeien opuchopuch.
- ☐ Committed a criminal act that was a public nuisance under law and could result in jail time of 180 days or more.
A fori eu tipis, me ren ewe alluk, a efisata osukosuk ngeni aramas me a tongeni kalapus ukukun 180 ran.

☐ **c) Repeat Violation**

Move Out in 10 Days

Enniwini atai annuk

Tou non ukukun 10 ran

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

Ka katou seni ewe chon imw pokiten an atai ewe lease fan chommong.

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

Kopwe makkei ewe fansoun lease ewe chon imw a atai me awewei ekkewe mettoch mei fis non [Kinikin 3].

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

Eú Tingoren Álleasochis (Demand for Compliance) (JDF 99 A) awewei ewe atai annuk me mwan a fis won: (makketiw ewe ranin angang)

- ☐ Check if Tenant is entitled to 30 days (instead of 10). (For CARES Act Properties) Kopwe anneani ika pwe ewe chon imw mei mumuta ngeni 30 ran (esapw 10 ran). (Aan CARES annuk Pisek)

CARES Act Properties include:

See 15 U.S.C. § 9058(a)(2).

CARES annuk Pisek (CARES Act Properties) pachenong: Kuna 15 U.S.C. § 9058(a)(2).

- Homes with a federally backed mortgage (FHA, VA, USDA, etc.); or, imw mei wor nour mwonien imw (FHA, VA, USDA, ekkoch); ika,
- Those that participate in a federally subsidized housing program.

Aramas mi fiti ekkewe prokramen imw mi angei aninis seni ewe federal.

3. Explanation

Aweewe

4. Description of Premises

Tichchikin porousan neni

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

C.R.S. § 13-40-107.5, 108

Angange

C.R.S. § 13-40-107.5, 108

Date Served: (MM/DD/YYYY)

Ranin A Angang: (maram/ran/ier)

Service Method: (check one)

Angang napanapen: (Checkii eu)

☐ a) Personal Service.

Angang ngeni pwisin aramas.

☐ b) Posting on the Property. The two attempts at Personal Service occurred on: (only one attempt needed for substantial violations)

Posin won ewe Pworaus. Ekkewe ruu sossotun Angang ngeni Pwisin Aramas ra fis non: (ren ekkewe atai annuk mi watte, ew chok sossot mi namwot)

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]

That depends on the reason for the Eviction:
 A longolong won ewe popun a katowu ewe imw:

a) Repeat and Substantial Violations

Ekkewe Atai annuk mi Fis me Watte

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

Ewe ran epwe mut ngeni ewe chon imw ewe ukukun fansoun an epwe tou ika pwe epwe fis sefan ika watten tipis.

- Find that time listed in Section 2, [Reason for Termination].
Fansoun mi mak lon Kinikin 2, [Popun an epwe muchulo].
- Count day 1 as the day after you've completed [Service. (See Section 6)].
Kopwe anneani ewe ran 1 pwe ewe ran mwirin ka wes [Angang. (Kuna Kinikin 6)].

b) Lease Not Renewed

Lease ese niwinsefanito

- Put the date the rental agreement is scheduled to end.
Kopwe makkei ewe ran ewe pwonen rent epwe muchulo.
- Note, this notice must be served before the scheduled end of the rental agreement as follows:
Kopwe chechemeni pwe ei taropwen esinesin epwe kawor me mwen ewe fansoun ewe pwonen rent epwe much:

Agreement Length

Fansoun ewe kontrak (Agreement Length)

1 year or longer

1 ier are lap seni

6 months, but less than 1 year

6 maram, nge kis seni 1 ier

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

1 maram, nge kisikis seni 6 maram (maram-ngeni-maram tenance)

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

1 wiik, nge kis seni 1 maram (ika at mochen tenance)

Notice Needed

Notis mi Lamot

91 Days

91 ran

28 Days

28 ran

21 Days

21 ran

3 Days

3 ran

Less than a week
Ese mwo tori ew wiik

1 Day
1 ran

2. When can you not renew a lease?

[From Section 2]

Inet ese tufich an epwe niwinsefanito ew lease?

[Seni Kinikin 2]

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

Ekkei napanap mei tongeni efisata pwe ewe chon imw esapw mochen apachanong ewe lease ika awesi ewe tenancy nge ese wor popun: [C.R.S. § 38-12-1302](#)

- a) The property is a short-term rental; Or
Ewe imw a nom won rent ren fansoun mwochomwoch; ika
- 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
Ewe imw ina eu imw fan iten eu chok famili, eu imw mi wor ruu imwan, ika imw mi wor ulungat imwan. Iwe ewe chon imw a nom won ewe fonu ([are eú leeni mi nóm únúkkún](#)) usun ar we leenien nonnom mi akkom; ika
- c) The property is leased under an employer-provided housing agreement; Or
Ewe imw a lease fan eu kokkotun imw ewe kompeni a awora; ika
- d) The Tenant has been a resident for less than 12 months (*at the time of move out*).
Ukukun 12 maram ewe chon imw a fen nomw non neni ([non ewe fansoun tou](#)).

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

Ika esap ina, epwe lamot kopwe áeá [\[JDF 99 C – Notisin Ese wor Tipis Ekkesiwin \(Notice of No-Fault Eviction\)\]](#).

3. How do I schedule mediation?

[From Section 7]

Ifa usun upwe tongeni féri kinamwefengen?

[Seni Kinikin 7]

Schedule a mediation appointment at [\[www.ColoradoODR.org\]](http://www.ColoradoODR.org).
Kopwe akkota eu kinamwefengen mwich non [\[www.ColoradoODR.org\]](http://www.ColoradoODR.org).