

<b>JDF 99 C</b>	<h2>Notice of No-Fault Eviction</h2> <h3>无过错驱逐通知</h3> <p>Residential Eviction Notice 住宅驱逐通知 C.R.S. § 38-12-1303</p>
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To: (tenant's name)

致: (承租人姓名)

☐ And any other occupants.

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. Cause for Termination** ⓘ [Landlord Guide to this Section]

**终止租赁的理由**

[本节填写指南 (出租人适用)]

The landlord is terminating your tenancy because:

出租人决定终止与您的租赁关系, 原因如下:

☐ **a) Demolition or Conversion**

C.R.S. § 38-12-1303(3)(a)

**房产拆除或用途转换**

(《科罗拉多州修订法规》(C.R.S.) 第 38-12-1303(3)(a) 条)

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].

该房屋拟进行拆除或改为短期租赁房屋。请在 [第 3 节] 中描述拆除或用途转换的具体内容及时间安排。

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.

本通知后附相关证明文件, 用以证明项目启动日期。证明文件示例包括建筑许可证、短期租赁运营申请文件或许可证。

☐ **b) Substantial Repairs**

C.R.S. § 38-12-1303(3)(b)

**大规模翻修**

(C.R.S.第38-12-1303(3)(b)条)

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

出租人计划对该房屋进行大规模翻修。

Expected Completion Date:

预计完工日期:

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

请在[第3节]中简要说明翻修的相关情况。

**Note to Tenant**

**承租人须知**

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 1<sup>st</sup> opportunity to sign a new rental agreement with new terms, but you must move back within 30 days of completion.

若翻修时间不足180天，您可在收到本通知后的10日内，书面告知出租人您是否有意在完工后返回该房屋居住。您享有优先签署新租赁协议（含新条款）的权利，但须在翻修完工后的30日内搬回。

☐ **c) Landlord Use**

C.R.S. § 38-12-1303(3)(c)

**出租人自用**

(C.R.S.第38-12-1303(3)(c)条)

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.

出租人（或其家庭成员）计划入住该房屋，且出租人在同一建筑内拥有的类似房屋均无空置可入住。

- ☐ 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.

若出租人本人或其配偶为美国现役军人，则搬离日期可为本通知送达之日起的45日内。

☐ **d) Home for Sale**

C.R.S. § 38-12-1303(3)(d)

**房屋待售**

(C.R.S.第38-12-1303(3)(d)条)

The Landlord intends to stop renting and sell the home.

出租人拟停止出租该住宅，并将其出售。

☐ e) **No New Rental Agreement**

C.R.S. § 38-12-1303(3)(e)

**拒绝签署新租赁协议**

(C.R.S.第38-12-1303(3)(e)条)

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

承租人拒绝签署条款合理的新租赁协议。

☐ f) **History of Late Payments**

C.R.S. § 38-12-1303(3)(f)

**多次迟缴租金**

(C.R.S.第38-12-1303(3)(f)条)

The tenant was late with more than two rent payments.

承租人已发生至少两次租金迟缴情况。

**For Landlords to Qualify:**

**出租人需满足的条件:**

- 1) The payment was given more than ten days after the rental agreement's due date.  
每次租金缴纳时间均晚于租赁协议约定付款日期 10 天以上。
- 2) A Demand for Compliance (JDF 99 A) was served for each missed payment.  
针对每次迟缴, 均已向承租人送达《履约通知》(JDF 99 A)。

**3. Explanation**

**情况说明**

**4. Description of Premises (the home)**

**房屋描述 (该房屋)**

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

[Landlord Guide to this Section]

C.R.S. § 13-40-108

### 送达

[本节填写指南 (出租人适用)]

(C.R.S. 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 under C.R.S. § 13-40-108.

当面送达 (依据 C.R.S. 第 13-40-108 条)。

☐ b) Posting on the Property after two attempts at personal service.

两次当面送达失败后, 在房屋处张贴。

Failed Attempt Date:

当面送达失败日期:

Posted after the 2<sup>nd</sup> 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]

- The date must be after the rental agreement term ends.  
搬离日期需在租赁协议期限结束之后。
- The date must be at least 90 days (or 45 days, see Section 2(c)) after service of this Notice.  
搬离日期需为本通知送达后的至少 90 天（或 45 天，详见第 2 节(c) 条）。

### 2. When is this notice not used?

[From Section 2]

何种情况下不适用本通知？

[源自第 2 节]

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.

出租人需具备法定理由方可不续签租赁协议，但部分承租人、出租人和房屋可豁免此要求。  
(C.R.S. 第 38-12-1302 条)。

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

若存在以下任一情况，您可能需使用表格 [JDF 99 B – 终止租赁通知]：

#### a) Tenants who Don't Qualify:

不适用本通知的承租人：

- Tenants who've lived in the home for less than a year.  
在该房屋居住未满 1 年的承租人。
- Anyone who isn't known to the landlord to be a tenant.  
出租人不知其承租人身份的人员。

**b) Resident Landlords who are Exempt:**

**可豁免的自住出租人:**

- The home is your primary residence.  
该房屋是出租人的主要居所。
- Or you live on a property adjacent to the home.  
或出租人居住在该房屋的相邻住宅，
- And the home is a single-family home, a duplex, or a triplex.  
且该房屋为独栋住宅、双户住宅或三户住宅。

**c) Exempt Properties:**

**可豁免的房屋:**

- Employer-provided housing.  
雇主提供的住房。
- Short-term rental properties.  
短期租赁房屋。

**3. How do I serve this notice?**

**[From Section 6]**

**如何送达本通知?**

**[源自第6节]**

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.

前往该处房屋，将通知交给承租人或同住的家庭成员（15 周岁以上）。如果他们不在（或拒绝开门），可改日再次前往。若您第二次前往仍无法当面交给他们，则将通知张贴在前门上。

**4. How do I schedule mediation?**

**[From Section 7]**

**如何安排调解?**

**[源自第7节]**

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

如需安排调解，请登录：[\[www.ColoradoODR.org\]](http://www.ColoradoODR.org)。