

LEGAL NOTICE ABOUT EVICTION CASES IN ARAPAHOE COUNTY COURT

Very Important - Read Carefully

To All Tenants:

You are the defendant in this case. You have this paperwork because your landlord (the plaintiff), has filed a court case to evict you. **The date and time listed on your Summons is a deadline, it is not a court date.** You can take action before the deadline.

You Have 3 Options:

Option 1 - DO NOTHING	Option 2- REACH AN AGREEMENT	Option 3 - FILE AN ANSWER
If you do nothing, after your Summons date has passed, the landlord or landlord's attorney will request that the court issue an order evicting you. Once that order is signed, the Sheriff has to wait 10 days before evicting you, giving you time to move. Some people who receive certain benefits get 30 days.	You can contact the landlord or the landlord's attorney to try to reach an agreement. The contact information for the landlord or their attorney is listed on the upper left-hand side of the first page of the Summons and Complaint you received. The landlord or landlord's attorney is not required to reach an agreement with you and the Court cannot make the landlord or their attorney to reach an agreement with you.	If you disagree that you should be evicted, file an answer on or before your Summons date. When you file an Answer, you are asking for a trial and for the facts and the evidence to be heard by a judge.

Read This Entire Document Before Filing an Answer

1. To file an Answer, complete the Answer form you received.
2. File your answer A) in person or B) via U.S. mail addressed to the Clerk of Court at 1790 W Littleton Blvd. Littleton, CO 80120. The Answer must arrive at the court before your Summons date.
3. **INCLUDE A TELEPHONE NUMBER AND E-MAIL ON YOUR ANSWER.**
4. You will receive a Notice of Hearing with a court date after your Answer is filed.
5. Regardless of whether your hearing is virtual or in person, if you do not attend, a default judgment will be entered against you, and you will be evicted.

More Help

Starting January 1, 2024, you can file an answer through the Colorado Courts E-Filing system, even if you do not have an attorney. Please go to www.coloradojudicial.gov and click on Public Access and select E-filing for non-Attorneys for further information on how to use this system.

If you need more information, you can log on to the virtual/WebEx room listed on the date and time on your Summons. **This is not a hearing. A judge will not hear your case at that time.** It is an opportunity to ask questions on how to file your Answer or the other options given above. You will be allowed into the Webex room on a first-come, first-served basis.

To appear from your mobile device, scan the QR Code below – then click on “Join Meeting”.



To appear from a computer: <https://judicial.webex.com/meet/D18-ARAP-EvictionReturns>

Meeting number (access code): 2661 319 8911

Join from a video conferencing system or application

Or Click on: <https://judicial.webex.com/meet/D18-ARAP-EvictionReturns>

Join by phone

Tap to call in from a mobile device (attendees only)

[+1-720-650-7664](tel:+17206507664) Access code: 2661 319 8911 then press #, # (no attendee ID is needed)

If you are disconnected or if there is a technology failure you can call 303-645-6600 and choose option 5, or email

ArapahoeCivil@judicial.state.co.us

Questions and Answers:

- 1) **If you need more time to find an attorney:** Colorado law does not allow continuances to give you time to find an attorney. You are not entitled to a court-appointed/free attorney.
- 2) **If you have an excuse for your rent being late:** Colorado law does not excuse late rent payments or partially unpaid rent due to job loss, illness, Covid, stolen rent money or any other reason.
- 3) **If you just need more time:** the judicial officer has no authority to give you more time to move out. Requesting more time to move or pay rent on your answer is not a defense and will not stop an eviction from being ordered. The Court cannot grant you more time because you cannot find another place to live, even if you are disabled or have children. Your eviction hearing will be scheduled to occur in 7-10 days because that is required by law. No continuances are allowed unless the landlord agrees.
- 4) **If you think you were not properly served:** if you wish to go trial to challenge the eviction because you think you were improperly served, you must write that in your Answer or file a written motion with the Court before the day of your scheduled trial asking the Court to decide if service was correctly made.
- 5) **If you want a jury trial:** You will only get a jury trial as to money damages, which is usually a claim for past due rent and/or property damage. You do not have a right to a jury to decide if you should be evicted. You must ask for a jury trial in your answer.
- 6) **If your lease has ended or has been terminated:** the only defense to eviction for a lease that has ended is proof of a new lease or proof that the old lease was extended.
- 7) **If you have a claim that the property was not maintained or is not fit to live in:** if you did not pay rent because you think the Landlord did not repair or maintain the property, you may have to pay past-due rent—minus your expenses—into the court registry (court account) when you file your answer. If you cannot pay the amount because you are indigent (penniless), you must notify the Court in writing and the Court will hold a hearing to decide if you qualify to have the amount due waived.

The above information has been provided as a courtesy to assist you in deciding whether or not to file an Answer. This information is not intended to be legal advice and does not include every possible defense to eviction.