

Notice to Terminate Tenancy

Mobile Home

To: *(mobile homeowner's name)* _____**1. Notification of Eviction**

You are being notified that your tenancy will be terminated as of:

Date: _____

Time: _____

You must sell or remove the mobile home from the premises by then.

This process is governed by C.R.S. §§ 38-12-202 and 203.

2. Description of Premises

Landlord or Mobile Home Park Name: _____

Street Address: _____

City: _____ County: _____ Zip Code: _____

Space Number/Location: _____

3. Grounds for Eviction

- a) You failed to comply with local ordinances, state laws, or state mobile homes and lots rules. *See C.R.S. § 38-12-203(1)(a).*

Note – If you fix this within 90 days, this ground for eviction could be voided.

- b) The mobile home park is being condemned or its use is changing. *See C.R.S. § 38-12-203(1)(d).*

Note – The Landlord must have provided prior written notice for this ground.

- c) You made or caused someone to make materially false or misleading statements on the tenant application. *See C.R.S. § 38-12-203(1)(e).*

d) While on the park premises, your or your lessee's conduct or the conduct of your or your lessee's guest, agent, invitee, or associate:

Unreasonably endangered the life of:

The landlord, any homeowner or their lessee, any person living in the park, or any homeowner's or lessee's guest, agent, invitee, or associate. *See C.R.S. § 38-12-203(1)(f)(I).*

Willfully, wantonly, or maliciously damaged or destroyed the property of:

The landlord, any homeowner or their lessee, any person living in the park, or any homeowner's or lessee's guest, agent, invitee, or associate. *See C.R.S. § 38-12-203(1)(f)(II).*

Materially harmed or threatened: *See C.R.S. § 38-12-203(1)(f)(III).*

The health, safety, or welfare of one or more individuals or animals, including pet animals.

Real or personal property.

And this conduct constitutes a felony under Articles 3, 4, 6, 7, 9, 10, 12, or 18 of Title 18 (*criminal code*).

Was the basis for the mobile home or any of its contents being declared a class 1 public nuisance under C.R.S. § 16-13-303.

e) You failed to comply with a written rule of the mobile home park. This rule is necessary to prevent damage or for the health or safety of others. *See C.R.S. §§ 38-12-203(1)(c); 38-12-214.*

Note – If you fix this within 90 days, this ground for eviction could be voided.

Basis for Enforceability:

Rule Broken: _____

Rule's Purpose: _____

Explain how this rule relates to the stated purpose:

4. Some Options

- As noted above, you have the right to cure noncompliance for some grounds of termination within 90 days. *See C.R.S. § 38-12-203(1)(a), (1)(c), and (3).*
 - This time to cure runs at the same time as the requirement to sell or remove your mobile home from the premises. You must pay rent and comply with other tenant obligations during this period. Accepting rent during this period does not waive the landlord's right to terminate the tenancy for noncompliance.

- You can resolve this eviction through mediation under the Mobile Home Park Act or by filing a complaint with the Mobile Home Park Oversight Program. Visit [\[cdola.colorado.gov/mobile-home-park-oversight\]](http://cdola.colorado.gov/mobile-home-park-oversight) for more information. *See C.R.S. §§ 38-12-216 and -1104.*

5. Certificate of Service

I certify that on *(enter date)* _____ a copy of this document and the attached "Important Notice to the Home Owner" was served by:

- Leaving a copy with *(enter name)* _____ who is:
 - The tenant.
 - Another person occupying the premises.
 - A member of the tenant's family who is over 15 years old and resides on or is in charge of the premises.

- Posting on the mobile home's main entrance.

6. Sign & Date

Print Your Name: _____

Signature: _____ Date: _____