

JDF 99 B

## Notice to Terminate Tenancy

Residential Eviction Notice  
C.R.S. § 13-40-104, 107, 107.5

To: *(tenant's name)*

And any other occupants.

### 1. Move-Out Date [Landlord Guide to this Section]

The Landlord is ending your tenancy and starting the eviction process. You must move out by:

Date: *(MM/DD/YYYY)*

Time:  AM  PM

If you don't leave, the Landlord may start a court case to evict you.

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

a) **Lease Not Renewed**  [Landlord Guide to this Section]

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

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

**Move Out in 3 Days**

You, or someone you invited onto the property:

Check at least one. Describe what happened in [Section 3].

- Willfully and substantially endangered the property or other tenants.
- Committed a violent or drug-related felony crime.
- Committed a criminal act that was a public nuisance under law and could result in jail time of 180 days or more.

c) **Repeat Violation**

**Move Out in 10 Days**

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

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

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

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

CARES Act Properties include:

See 15 U.S.C. § 9058(a)(2).

- Homes with a federally backed mortgage (FHA, VA, USDA, etc.); or,
- Those that participate in a federally subsidized housing program.

**3. Explanation**

**4. Description of Premises**

Street Address:

City:

County:

**5. Signatures**

Signature:

Landlord

Landlord's Agent

Landlord's Attorney

Dated:

**6. Service**

C.R.S. § 13-40-107.5, 108

Date Served: (MM/DD/YYYY)

Service Method: *(check one)*

a) Personal Service.

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

Failed Attempt Date:

Posted after the 2<sup>nd</sup> failed attempt.

Signature:

**7. Right to Mediation** ⓘ [\[Landlord Guide to this Section\]](#)

C.R.S. § 13-40-106(2)

**To Tenants, if you receive:**

- Supplemental Security Income (SSI);
- Social Security Disability Insurance (SSDI); or
- Cash Assistance through the 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.



## Info for Landlords

### 1. What do I put for a move out date? [From Section 1]

That depends on the reason for the Eviction:

#### a) Repeat and Substantial Violations

- For Repeat and Substantial violations, the date must give the Tenant at least the minimum time to move out.
- Find that time listed in Section 2, [\[Reason for Termination\]](#).
- Count day 1 as the day after you've completed [\[Service. \(See Section 6\)\]](#).

#### b) Lease Not Renewed

- Put the date the rental agreement is scheduled to end.
- Note, this notice must be served before the scheduled end of the rental agreement as follows:

Agreement Length	Notice Needed
1 year or longer	91 Days
6 months, but less than 1 year	28 Days
1 month, but less than 6 months ( <i>month-to-month tenancy</i> )	21 Days
1 week, but less than 1 month ( <i>or at will tenancy</i> )	3 Days
Less than a week	1 Day

### 2. When can you not renew a lease? [From Section 2]

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

- The property is a short-term rental; Or
- 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
- The property is leased under an employer-provided housing agreement; Or
- The Tenant has been a resident for less than 12 months (*at the time of move out*).

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

### 3. How do I schedule mediation? [From Section 7]

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