

# NOTICE TO TERMINATE TENANCY

(No-Fault Eviction Pursuant to C.R.S. §§ 38-12-1303, 13-40-107)

To: \_\_\_\_\_  Any and all other occupants.

Pursuant to sections 38-12-1303 and 13-40-107, C.R.S., you are hereby notified by the undersigned owner that your tenancy of the residential property located at \_\_\_\_\_ (street address), \_\_\_\_\_ (city), \_\_\_\_\_ (state), \_\_\_\_\_ (zip code), shall terminate as of the following date and time:

\_\_\_\_\_ (date) at \_\_\_\_\_ (time), a date **no earlier than ninety-one (91) days of this notice**, after which you shall vacate the premises and deliver possession thereof or an action for unlawful detainer may be brought against you in court.

This notice is issued pursuant to the following legal basis for no-fault eviction grounds, as set forth and defined in C.R.S. § 38-12-1303(c):

- Demolition or Conversion
- Substantial Repairs or Renovations
- Landlord or Family Member Assuming Tenancy
- Withdrawal from Rental Market for Selling the Residential Property
- Tenant's Refusal to Sign New Lease with Reasonable Terms
- History of Non-Payment

Description of the factual basis for the no-fault eviction selected above:

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Notice: If you are a residential tenant who receives supplemental security income, social security disability insurance under Title II of the Social Security Act, 42 U.S.C. sec. 401 et seq., as amended, or cash assistance through the Colorado works program created in part 7 of article 2 of title 26, you have the right to mediation prior to the landlord/owner filing an eviction complaint with the court pursuant to § 13-40-110.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

By: \_\_\_\_\_  
Landlord/Owner/Owner's Agent or Attorney

## CERTIFICATE OF SERVICE

I hereby certify that I, the undersigned, served this Notice on \_\_\_\_\_(date) in \_\_\_\_\_ County, Colorado, by my selection below:

By leaving a true copy with \_\_\_\_\_(full name) who is the  tenant to whom this Notice is addressed,  other eligible person occupying the premises, or  an eligible member of the tenant's family above the age of fifteen years and residing on or in charge of the premises;

OR

By posting in a conspicuous place on the premises at \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date