

Eviction for Non-Payment of Rent

Understanding the Process and Getting Help

► What is an Eviction?

A lawsuit to remove a Resident from a rented property.

Evictions are public record and will make finding housing difficult in the future.

► How Does an Eviction Start?

The Landlord must serve the Resident with a three-day demand for possession or rent. If the Resident does not pay within three days, the Landlord can file the eviction lawsuit with the court.

► What Should You Do?

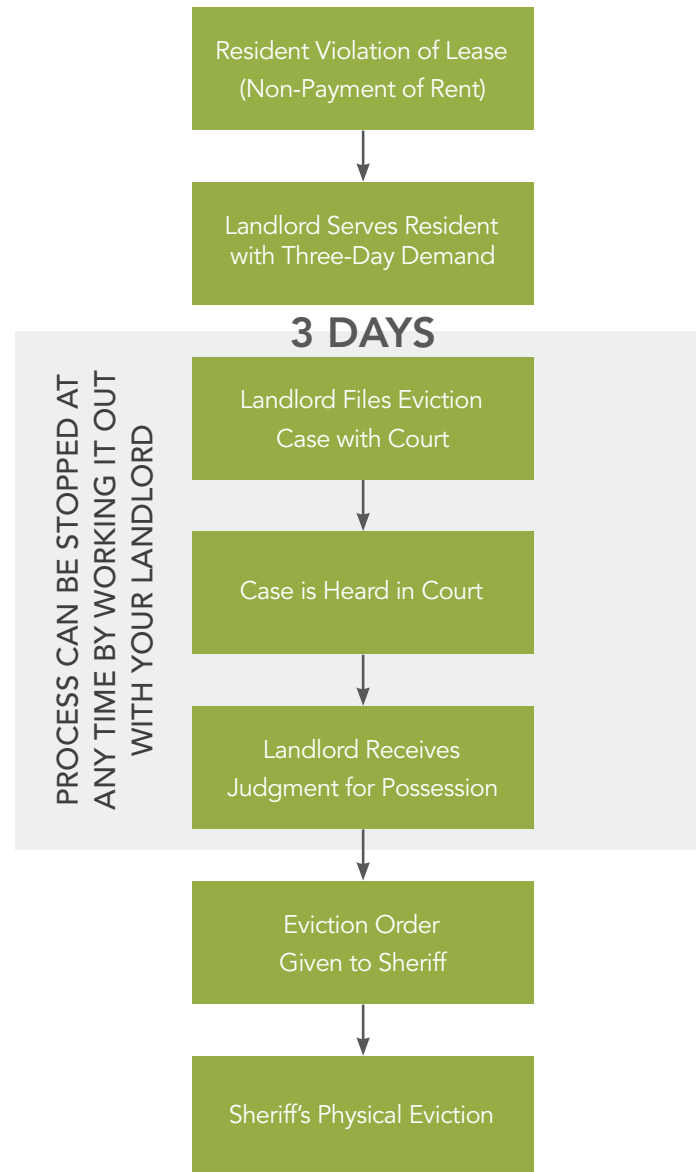
If you receive a Three-Day Rent Demand, you should pay or immediately contact the Landlord to discuss your intentions.

You can also reach out to financial assistance agencies and/or contact an attorney (see below).

► Who to Call for Help?

There are many financial assistance programs which provide Residents with temporary help, but it can take time. For information on financial and legal resources available in Colorado, call:

The Eviction Process



Important Information About Evictions

- **Evictions are a Landlord's last resort. Landlords do not want to evict you. They would much rather have you pay your rent and stay than pursue an eviction.**
- If you know you're going to be late, contact your Landlord.
- Landlords must accept rent and end the eviction process if you pay the full amount due during the Three-Day Demand period.
- The Landlord may accept payment and stop the eviction process at any point in the process but they are not required to do so after the Three-Day Demand has expired.
- If you owe a Landlord money, many Landlords will turn your account over for collection company which will negatively impact your credit.
- An eviction does not resolve your financial obligations. Landlords can still sue for rent owed or damages caused during your tenancy even after an eviction.
- You can avoid having the Sheriff physically evict you by removing your personal items and surrendering the apartment to your Landlord. Contact your Landlord before this happens.
- Landlords cannot legally deny you access to your apartment, change the locks, or remove your possessions without a court order or your permission.