

County Court, Denver County, Colorado 1437 Bannock Street, Room 135 Denver, Colorado 80202, 720-865-7840		▲ COURT USE ONLY ▲
Plaintiff(s): v. Defendant(s):		
Attorney or Party Without Attorney (Name and Address): Phone Number: FAX Number: E-mail: Atty. Reg. #:		
Case Number:		Division: CIVIL Courtroom:
COMPLAINT IN FORCIBLE ENTRY AND DETAINER OWNER OCCUPIED MOBILE HOME		

The Plaintiff(s), named above, state(s) and allege(s) as follows:

Plaintiff(s) is/are the owner(s) of premises in the City of _____ County of _____, State of Colorado as follows:

Street Address _____		
City _____	Zip Code _____	County _____
Space#/Location _____		

Defendant(s) leased and occupied the premises, a mobile home space, pursuant to a written lease, a copy of which is attached and incorporated as Exhibit A. By such lease or tenancy, the Defendant(s) entered into the possession and occupancy of the premises. Check any one or all of the following which are alleged:

☐ Defendant(s) has/have failed to pay monthly rental due on the following dates: _____ and as of the date of this filing is/are indebted to the Plaintiff(s) for past due rent in the amount of \$ _____ and damages in the amount of \$ _____, totaling \$ _____.

Or

☐ Defendants(s) has/have failed to comply with local ordinances and state laws and regulations relating to mobile homes and mobile home lots. See § 38-12-203(1)(a), C.R.S. (specify time, place and manner) _____

Or

☐ Defendants(s) conduct on the mobile home park premises, constitutes an annoyance to or interference with park management. See § 38-12-203(1)(b), C.R.S. (specify time, place and manner of conduct) _____

Or

☐ Defendant (s) has/have failed to comply with written rules and regulations of the mobile home park See § 38-12-203(1)(c), C.R.S., as follows: _____

Defendant was given notice of right to cure the noncompliance within 30 days from date of service or posting of the notice to quit. 30 days have passed and the noncompliance has not been cured.

Or

☐ There has been a condemnation or change of use of the mobile home park. See § 38-12-203(1)(d), C.R.S.

Or

☐ Defendant(s) has/have made or caused to be made, with knowledge, false or misleading statements on an application of tenancy. See § 38-12-203(1)(e), C.R.S.

Or

☐ Conduct of the defendant(s) or any lessee of the defendant(s) or any guest, agent, invitee, or associate of the defendant(s) or lessee of the defendant(s) that:

☐ Occurred on the mobile home park premises and unreasonably endangered the life of the landlord, any home owner or lessee of the mobile home park, any person living in the park or any guest, agent, invitee, or associate of the home owner or lessee of the home owner, see §38-12-203(1)(f)(I), C.R.S.; or

☐ Occurred on the mobile park premises and constituted willful, wanton, or malicious damage to or destruction of property of the landlord, any home owner or lessee of the mobile home park, any person living in the park, or any guest, agent, invitee, or associate of the home owner or lessee of the home owner, see § 38-12-203(1)(f)(II), C.R.S.; or

☐ Occurred on the mobile home park premises and constituted a felony prohibited under article 3,4,6,7,9,10,12, or 18 of title 18, see C.R.S, § 38-12-203(1)(f)(III), C.R.S; or

☐ Is the basis for a pending action to declare the mobile home or any of its contents a class 1 public nuisance under section 16-13-303, C.R.S. see §38-12-203(1)(f)(IV), C.R.S.

Specify time, place and manner of conduct: _____

Plaintiff(s) have properly served either a written "Demand for Compliance or Right to Possession Notice Owner Occupied Mobile Home for Non Payment of Rent" or a written "Notice to Quit Mobile Home Tenancy Contrary to Rules and Regulations of Park" or a " Notice to Quit Owner Occupied Mobile Home" upon the Defendant(s) on _____ (date). The amount of time given to the Defendant(s) on the "Demand" or "Notice" has expired. A copy of the "Demand" or "Notice" is attached and incorporated as Exhibit B.

Defendant(s) unlawfully and wrongfully holds possession of the premises contrary to the terms of the parties' lease agreement. Rent due continues to accrue at \$ _____ per day until the Plaintiff(s) regain(s) possession of the premises.

The amount demanded by the Plaintiff(s) ☐ does ☐ does not exceed \$25,000.00. If the amount does exceed \$25,000.00, the Plaintiff(s) wish to limit recovery of the amount to the jurisdiction of the Court.

Defendant(s) is/are not engaged in the military service of the United States and is/are engaged in a civilian occupation.

Plaintiff(s) ☐ do ☐ do not demand trial by jury. If demand is made a jury fee must be paid.

Wherefore, Plaintiff(s) request(s) judgment for recovery of possession of the premises, for rent due or to become due, for present and future damages and costs, and for any other relief to which Plaintiff(s) is/are entitled.

Plaintiff(s) / Plaintiff(s) Attorney Signature

Plaintiff(s) Address

Plaintiff(s) Telephone Number