

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

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

1. This eviction proceeding is brought to terminate a ☐ residential ☐ commercial tenancy.

2. The plaintiff hereby notifies the Court and the Defendant(s) that the Plaintiff wishes to participate in Court Proceedings ☐ in person ☐ remotely via telephone or video. Plaintiff understands that should the Plaintiff choose to elect a different method of participation, the Plaintiff must notify the Court of their decision no less than 48 hours prior to the appearance. **If an election is not made, the Court will require personal participation by the Plaintiff.**

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

Street Address: _____		
Subdivision:	Lot	Block

4. Defendant(s) leased and occupied the premises pursuant to a ☐ written lease, a copy of which is attached and incorporated as Exhibit A or ☐ verbal tenancy at a monthly rental of \$ _____, payable in advance on the _____ day of each month. By such lease or tenancy, the Defendant(s) entered into the possession and occupancy of the premises.

5. ☐ 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**

6. ☐ Defendant(s) has/have violated the terms and conditions of the lease by failing to comply with the following covenants or conditions of the lease:

7. Plaintiff(s) have properly served either a written "Demand for Payment of Rent Due or Possession" **or** written "Notice to Quit" 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.
8. 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.
9. 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.
10. Defendant(s) is/are not engaged in the military service of the United States and is/are engaged in a civilian occupation.
11. Plaintiff(s) ☐ do ☐ do not demand trial by jury. If demand is made a jury fee must be paid.

12. Facts regarding Mandatory Mediation

- ☐ I swear or affirm the following information is true:
- ☐ If checked, Mandatory Mediation was held, but unsuccessful.
- ☐ If checked, Mandatory Mediation was not held, because: (Check why below)
- ☐ The tenant didn't say if they qualified for Mandatory Mediation.
- ☐ The tenant doesn't qualify for Mandatory Mediation.
- ☐ The landlord is a non-profit organization that already offers mediation.
- ☐ The landlord doesn't have more than five rental units.

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.

VERIFIED SIGNATURE(S)

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on the _____ day of _____, _____, at
(date) (month) (year)

_____,
(city or other location, and state or country)

Plaintiff(s) / Plaintiff(s) Attorney Signature

Plaintiff(s) Address

Plaintiff(s) Telephone Number