

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: E-mail: FAX Number: Atty. Reg. #:		Case Number: Division Courtroom
WARRANTY OF HABITABILITY COMPLAINT UNDER C.R.S. 38-12-507 AND VERIFIED PETITION FOR INJUNCTIVE RELIEF		

1. _____, Plaintiff, is a residential tenant at:
_____.

2. Defendant is the owner, landlord, or landlord's agent for the subject residential property. Defendant's address is:
_____.

3. Plaintiff resides at the subject property pursuant to a ☐ verbal lease ☐ written lease. If applicable, a copy of the lease is attached as Exhibit 1.

4. Plaintiff hereby states that the Defendant has breached the warranty of habitability as set forth in C.R. S. 38-12-503. The breach is: _____

_____.

5. The Defendant(s) ☐ is (are) ☐ is not (are not) in the military service of the United States. In support of this statement, the Plaintiff(s) set(s) forth the following facts: (State facts concerning military status of the Defendant(s), if the military status of the Defendant(s) is (are) not known, so state here.)

_____.

6. WHEREBY Plaintiff makes their Complaint for damages in the amount of \$_____.

7. FURTHERMORE, if checked ☐, Plaintiff hereby petitions this Court for an injunction pursuant to C.R.S. 38-12-507(1)(e) and (f). As grounds therefore, Plaintiff states:
 - A. The subject dwelling unit is in a condition that materially interferes with the Plaintiff's life, health, or safety;
 - B. The Plaintiff notified the Defendant of the condition on _____(date)
by_____.
 - C. The Defendant has failed to repair or remedy the condition according to Colorado statute.

D. The Plaintiff has made the following efforts to obtain the Defendant's compliance:_____

8. Plaintiff has attached their Unlivable Conditions Affidavit (JDF 104) as Exhibit 2.

WARNING: ALL FEES ARE NON-REFUNDABLE.

Note: All Plaintiffs filing this complaint must sign unless the complaint is signed by an attorney.

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