

Court: <input type="checkbox"/> District <input type="checkbox"/> County Colorado County: _____ Court Address: _____	
Parties: Plaintiff: _____ & Defendant: _____	▲ <i>Court Use Only</i> ▲
Filed by: Name: _____ Address: _____ Phone _____ Fax: _____ Email: _____ Bar Number: _____ <small>(For lawyers)</small>	Case Number: _____ Division: _____ Courtroom: _____
<h2 style="margin: 0;">Complaint</h2>	

The plaintiff respectfully files this termination of tenancy action against a mobile home owner. This document is filed under C.R.S. § 13-40-110.

Note to Defendant: You must file a written response (Form CRCCP 3 – Answer) within 14 days of being served. Visit www.courts.state.co.us/Self_Help for more information.

Plaintiff Alleges:

1. Plaintiff owns the premises at:

Street Address: _____

City: _____ Zip Code: _____

County: _____

Space Number/Location: _____

2. Defendant leased the premises, a mobile home space, pursuant to a written lease. A copy of the lease is attached and incorporated as Attachment 1.

3. Through this lease the defendant entered into the possession and occupancy of the premises.

4. The lease is being terminated because: *(Check all that apply)*

A. As of this filing, the defendant owes \$ _____ in past due rent. This is for missed payments due on *(enter dates)*: _____ The defendant also owes damages in the amount of \$ _____, for a total of \$ _____.

Defendant was given notice of right to cure the noncompliance within 10 days from date of service or posting of the Demand for Compliance Notice of Nonpayment of Rent. Ten days have passed, and the noncompliance has not been cured.

B. Defendant failed to comply with local ordinances, state laws, or state rules relating to mobile homes and lots. See C.R.S. § 38-12-203(1)(a).

Identify the ordinance, law, or rule broken. Then specify the time, place and manner in which the defendant failed to comply: _____

Defendant was given notice of right to cure the noncompliance within 90 days from date of service or posting of the notice to quit. Ninety days have passed, and the noncompliance has not been cured.

C. Defendant failed to comply with the mobile park's written rules and regulations. See C.R.S. §§ 38-12-203(1)(c); 38-12-214(1).

Identify the rule or regulation broken. Then specify the time, place and manner in which the defendant failed to comply:

This rule is necessary to prevent material damage to property or to the health and safety of others, because:

Defendant was given notice of right to cure the noncompliance within 90 days from date of service or posting of the notice to quit. Ninety days have passed, and the noncompliance has not been cured.

- D. The mobile home park is being condemned or its use is changing. See C.R.S. § 38-12-203(1)(d).

- E. Defendant made or caused someone to make materially false or misleading statements on the tenant application. See C.R.S. § 38-12-203(1)(e).

- F The defendant or defendant lessee's conduct; or the conduct of the defendant's or lessee's guest, agent, invitee, or associate: See C.R.S. § 38-12-203(1)(f).

- F1. 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 home owner's or lessee's guest, agent, invitee, or associate. See C.R.S. § 38-12-203(1)(f)(I).

- F2. 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).

- F3. Occurred on the mobile home park premises, materially harmed or threatened real or personal property or the health, safety, or welfare of one or more individuals or animals, including pet animals, and constituted a felony prohibited under article 3, 4, 6, 7, 9, 10, 12, or 18 of title 18 (*criminal code*). See C.R.S. § 38-12-203(1)(f)(III).

- F4. Was the basis for an action that declared the mobile home or any of its contents a class 1 public nuisance under C.R.S. § 16-13-303. See C.R.S. § 38-12-203(1)(f)(IV).

Specify time, place and manner of conduct:

5. On (*enter date*) _____ defendant was properly served with the “Important Notice to the Home Owner” required by C.R.S. § 38-12-204.3(1). The defendant was also properly served with either a written “Demand for Compliance Notice of Nonpayment of Rent” or a written “Notice to Quit.” A copy of the “Demand” or “Notice” is attached and incorporated as Attachment 2.

6. Defendant unlawfully and wrongfully holds possession of the premises contrary to the terms of the parties' lease agreement. Rent continues to accrue at \$ _____ per day until the plaintiff regains possession of the premises.
7. The plaintiff is due \$ _____ from the defendant for damages. Damages continue to accrue at a rate of \$ _____ per day until the plaintiff regains possession of the premises.
8. Does the plaintiff's request exceed \$25,000?
- Yes* No

*If yes and filing in the County Court, the plaintiff agrees to limit the possible award amount to the jurisdiction of the County Court.

9. Is the defendant engaged in military service for the United States of America?
- Yes No

Jury Demand:

If checked, the plaintiff demands a trial by jury. *(Additional fee required).*

Request for Relief:

Plaintiff requests 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 is entitled.

Signature & Date:

Print name

Signature

Date