



Information for Eviction Cases

A forcible entry and detainer case, also called an “FED” or “eviction” case, has been filed against you. This sheet explains some of your rights. While you are not required to do so, you may contact the landlord or the landlord’s attorney to discuss resolving your case and you may also contact a tenant attorney to discuss your case.

① What to do



If you disagree with the claim against you, you must:

1. Complete the blank Answer form.

Your completed Answer should say why you should not be evicted and/or do not owe the money (state your defense). You can also list claims you may have against the plaintiff/landlord. These are called “counterclaims.” If you have a counterclaim, you must list the facts that support your counterclaim.

2. File your completed Answer.



File your completed Answer with the court at or before the date given for your appearance in the Summons.

Provide a copy to the plaintiff/landlord or the plaintiff/landlord’s attorney.

3. Appear in Court at the date and time listed in your Summons or in any court order.

4. Pay the filing fee *or*, if you cannot afford the filing fee, complete and file fee waiver forms JDF 205 and 206. You can find the forms and instructions at: https://www.courts.state.co.us/Forms/Forms_List.cfm?Form_Type_ID=176

5. You may request all documents in the plaintiff/landlord’s possession related to this case.

- File with the court a completed copy of the Request for Documents in Eviction Cases form.
- You received this form with the Summons.
- Provide a copy of the completed Request to the plaintiff/landlord.

6. You must follow any court order requiring you to give the plaintiff/landlord documents that you have related to this case.

If you are missing forms, you can find them at: https://www.courts.state.co.us/Forms/Forms_List.cfm?Form_Type_ID=28

The following website has information about the procedures in the county in which your case was filed: <https://www.courts.state.co.us/Courts/District/Choose.cfm>

Note: If you do **not** file a timely Answer or appear in court, the court may issue a *default judgment* and/or money judgment against you. This means you will be evicted. The landlord is given possession of the property. You may also owe the landlord money.

The Court may also issue a Writ of Restitution against you. The Writ of Restitution allows a Sheriff to remove you and your belongings from your home.

②

Resources



You can find these and other helpful resources in the Summons form:

- Self Help Center
To locate your local self help center go here: https://www.courts.state.co.us/Self_Help/center.cfm
- Colorado Legal Services
- **Free** legal services to low income tenants facing evictions.
- **Call** (303) 837-1313 ext. 444 or visit <https://www.coloradolegalservices.org/>