

<p>Fourth Judicial District, State of Colorado  El Paso County Combined Court  Court Address: 270 South Tejon Street  Colorado Springs, CO 80903</p> <hr/> <p>Plaintiff</p> <p>vs.</p> <p>Respondent</p> <hr/>	<p>FILED COUNTY COURTS  EL PASO CO., COLORADO</p>          <hr style="width: 20%; margin-left: auto; margin-right: 0;"/> <p style="text-align: right; margin-right: 20px;"><b>COURT USE ONLY</b></p> <p style="text-align: right; margin-right: 20px;">↑</p> <p style="text-align: right; margin-right: 20px;">↑</p>
<b>COVID-19 ADVISEMENT EVICTION CASES/ STIPULATION COVER SHEET</b>	

Dear Tenant,

Due to the Covid-19 virus, the court is trying to limit in person appearances as much as possible. The court is therefore offering opportunities to resolve matters without appearing in person. You have received a summons and complaint, which means your landlord is trying to evict you.

IF YOU AGREE THAT YOU SHOULD BE EVICTED BY REASON OF LATE PAYMENT OF RENT, PARTIAL PAYMENT OF RENT OR NON-PAYMENT OF RENT and you do not want to contest the eviction proceeding and do not object to it, you may reach an agreement to be evicted and move out without having to appear in court. If you choose to enter into that agreement, you must sign it and return it to the attorney listed on the agreement BEFORE the court appearance date listed on your summons. **YOU ARE NOT OBLIGATED TO SIGN THE AGREEMENT. YOU HAVE AN ABSOLUTE RIGHT TO CONTEST THE EVICTION CASE AND REQUEST A TRIAL. YOU HAVE THE RIGHT TO SEEK LEGAL ADVICE.**

**The following information is intended to help you decide what to do.**

- 1) In Colorado, if you are late on your rent because you do not have the rent money or did not pay on time, landlords can ask that you be evicted. This includes having some, but not all, of the rent money.
- 2) The court does not have the ability to grant more time. If you want to contest the eviction (in other words, ask for a trial) only to ask the court for more time, the court will be unable to grant more time. Your landlord has a property right and the court cannot take away the landlord’s right to the property. This is true even if you have nowhere else to go, if you are sick or if you have children or elderly or disabled people living with you.
- 3) Rent continues to be due even if you lost your job due to the Covid-19 stay at home order.
- 4) There is no legal right to representation if you are being evicted. This means that you will not get a court appointed attorney for your eviction case. You have an absolute right to hire an attorney on your own at your expense.
- 5) If you go to court on the date and time listed in the summons, you will be offered an agreement similar or identical to the one attached. You will have the option of signing it, filing an answer to request a trial, or doing nothing (which will result in an eviction order being entered if the attorneys filed everything correctly and did everything right). You have those same three options available to you without appearing in court (if you choose to file an answer to contest the eviction, you can do that before your court date by going to the courthouse and filing the answer in the clerk’s office or filing an answer by mail).
- 6) If you feel that you are being wrongfully evicted, you can and should file an answer. That is how you tell the court that you disagree with the landlord and want a trial. Be aware that eviction trials are held very quickly (within a few days of filing the answer) because the law says they have to be.

**This document was written by the court.** This document was not written by the attorney for your landlord and was not written by your landlord. The agreement attached was written by the attorney for your landlord.

Andrea Paprzycki  
Magistrate  
Fourth Judicial District