

Important Notice for Tenants (Renters) in Colorado during COVID-19

- CLS is still assisting tenants (renters) who need help with housing matters, although Colorado Legal Services' (CLS) offices are closed to people walking in. If you have a housing issue, please immediately call your local CLS office to begin the process of applying for free legal help. For CLS office information, [click here](#).
- If you receive a Notice (Demand for Rent or Possession) from your landlord asking you to pay rent, you should try to pay all rent and late fees that you owe before the Notice/Demand expires.

Typically, landlords are required to give 10 days' notice to tenants before initiating an eviction. However, because of COVID-19, landlords are now required to give 30 days' notice to tenants who are late on their rent before initiating an eviction. This rule will be in effect until September 9, 2020. Additionally, landlords are prohibited from charging late fees that were incurred from May 1, 2020 to June 13, 2020.

If you disagree with the amount asked for by the landlord, you should still try to pay the amount that you believe is due in a timely manner. If your landlord will not accept your offer of the rent, you must save the rent money and not spend it on other things. A good idea is to buy a money order before the end of the Notice/Demand period, completely fill out the money order to the landlord, offer the money to the landlord and keep your rent in the money order already filled out.

We understand it may be difficult to set aside your rent money right now but having the full amount of rent you owe is the best way to ensure that you will not be evicted if and when your case is heard by a judge.

- If you live in subsidized housing or have a Section 8 voucher and have lost hours or employment, immediately report your loss of hours or employment in writing to your landlord or housing authority.
- Many Colorado courts that handle eviction cases are either currently closed or working with reduced staff. This means that although eviction cases are still being filed (by you receiving a Summons and Complaint about an eviction), the date by which tenants (renters) have to go to Court to respond to the eviction may be delayed.

Important!

You cannot be evicted, and your landlord cannot move you out of your home unless and until:

- 1 - you have been given an opportunity to appear in Court to respond to the case filed,**
- 2 - the landlord has received an Order for eviction from the Court, and**
- 3 - the Sheriff has come to oversee the removal of you and your possessions.**

- If you receive court papers, call your local county court to make sure they are open for business and to find out if your case has been continued. Get information about your local county court by [clicking here](#).
- If you receive Court papers (called a Summons and Complaint), there is a good chance your landlord's attorney may call you on the phone or email you to try to get you to sign a Stipulation (Agreement) to settle the case.

Important! Do NOT sign any paperwork presented to you by your landlord or landlord's attorney unless and until CLS has had a chance to go over the Agreement with you and recommends that you sign the Agreement.

If you have signed such an Agreement, you may still be able to go to Court on your Answer/Return date and tell the Court that you either did not understand the Agreement or the Agreement should not be enforced because you were not given an opportunity to have the Agreement explained to you.