

This document provides information for landlords and tenants about eviction court, available legal resources, mediation services, and rental assistance in Boulder County and Longmont.

EVICTION PREVENTION

SERVICES AVAILABLE – FIND HELP IN YOUR AREA

Important! There are many agencies available to assist. Reach out to the services below depending on where you live.

- **Legal services** to help you understand your rights.
- **Mediation** to reach an agreement with your landlord to prevent the eviction.
- **Rental assistance** to resolve unpaid rent (see next page).

For CITY OF LONGMONT Residents

Mediation Services

Longmont Mediation Services
303-651-8444
mediation.services@longmontcolorado.gov

Legal Services

Bridge to Justice
303-443-1038
eviction@bridge2justice.org

Colorado Legal Services
303-449-7575
www.coloradollegalservices.org

For CITY OF BOULDER Residents

Mediation Services

Community Mediation and Resolution Center

<https://bldr.fyi/CMRC>

303-441-4364

mediation@bouldercolorado.gov

Legal Services

Eviction Prevention and Rental Assistance Services (EPRAS)

303-441-3414

www.bouldercolorado.gov/epras

evictionprevention@bouldercolorado.gov

For BOULDER COUNTY Residents

Mediation Services

Community Mediation and Resolution Center

<https://bldr.fyi/CMRC>

303-441-4364

mediation@bouldercolorado.gov

Legal Services

Bridge to Justice

303-443-1038

eviction@bridge2justice.org

Colorado Legal Services

303-449-7575

www.coloradollegalservices.org

Financial Assistance

Colorado Emergency Rental Assistance (CERA)

Rental assistance offered to low-income Colorado residents. Sign up through the lottery system online or through the CARE Center.

CARE Center: 1-303-838-1200

<https://doh.colorado.gov/emergency-rental-assistance>

Emergency Family Assistance Association (EFAA)

For families with minor children and others needing short-term financial assistance. Serves the City of Boulder, Gunbarrel, and parts of Boulder County in BVSD.

1575 Yarmouth Ave., Boulder

303-442-3042 or 303-665-8064

www.efaa.org

OUR Center

Emergency food, supplies, and services for residents of the greater Longmont area.

220 Collyer St., Longmont

303-772-5529

www.ourcenter.org

Sister Carmen Community Center

Assistance with bills, food, and other hardships. Serves residents of Lafayette, Louisville, Superior, Erie, and unincorporated East Boulder County.

303-665-4342

www.sistercarmen.org

Additional Resources

Justice Center – Self-Help Center

Assistance with filling out court forms

1777 6th Street, first floor

BoulderCourtSelfHelp@judicial.state.co.us

720-664-1505

Eviction Information and Resources

www.bouldercolorado.gov/epras

Eviction (Forcible Entry and Detainer) Forms and Instructions

www.courts.state.co.us

PREPARING FOR EVICTION COURT LANDLORDS AND TENANTS

I'm a tenant and I've just been served a summons to appear in eviction court. What should I do?

- Don't wait. The sooner you communicate with your landlord or their attorney, the better. Many issues can be resolved before the court date if you agree on terms such as paying back rent or negotiating a move-out date. Any agreement should be in writing and signed by both parties.
- If you cannot resolve the issue directly with your landlord, seek mediation services or legal services.
- Come to court and be on time. Your summons lists the court date and time.
- If you do not appear in court, an eviction order may be entered automatically, and you may be evicted as soon as 10 days later.

What can I expect at court?

The landlord or the landlord's attorney and the tenant will have an opportunity to speak before the case is resolved. This is a chance to reach an agreement directly. A mediator may be available to help the parties communicate and write an agreement.

Typical types of agreements may include:

1. The tenant agrees to pursue rental assistance and pay the landlord or move out within a certain period of time.
2. The tenant pays the landlord on the day of court and remains in the property.
3. The landlord agrees to give the tenant additional time to move out, with a specific move-out date agreed upon.

4. The landlord and tenant agree on a payment plan to catch up on rent or correct a lease violation in order for the tenant to remain in the property, with agreed-upon due dates.
5. The landlord agrees to keep the case suppressed and remove the eviction from the record if the tenant follows through on all commitments.

What happens if we come to an agreement, but the tenant does not follow through?

No. The written agreement may state that a judgment for possession, a writ of restitution, and/or a money judgment may be issued automatically at the landlord's request without further notice to the tenant.

What if we can't come to an agreement?

If the tenant has a legal defense, the tenant may file an answer and request a hearing, typically within the next week. If the tenant does not have a legal defense and the court grants judgment, the tenant will have ten days to move out.

What can I ask for in court?

- An interpreter
- Mediation
- Information about the Self-Help Center and other resources

Things to Bring to Court:

- Documents showing whether the complaint is true or not
- Cash or another verifiable form of payment if the tenant agrees money is owed
- If children must attend, bring another adult to stay with them in the hallway

I couldn't pay my rent because I got sick or lost my job. Will I be allowed to stay?

Most reasons people are unable to pay rent, including job loss, illness, medical expenses, or other hardships, are not considered legal defenses and do not prevent eviction. Consult an attorney for information about valid defenses for non-payment of rent.

COMMON EVICTION COURT TERMS

Stipulation: Agreement between the landlord and tenant or tenants that, once signed by a judge, becomes a court order that can be enforced.

Judgment for Possession: The legal term used for an eviction.

Writ of Restitution: A court order that authorizes the sheriff to remove the tenant from the property, as early as ten days after the eviction order is entered. A writ of restitution is valid for 49 days.

Stay of Execution: An agreement by the landlord to delay giving the writ of restitution to the sheriff beyond the standard ten days, which provides the tenant additional time to move out.

Set the Case for Trial: If the tenant files an answer with a legal defense and the judge determines it is valid; a trial will be scheduled. The trial date is usually within 7 to 10 days.

Dismissed without prejudice: The case may be re-filed in the future based on the same issues.

Dismissed with prejudice:

The case cannot be re-filed in the future based on the same issues.