

# 3-Day Notice to Quit for a Substantial Violation

Standard Residential

Section 8 Voucher

Property located in \_\_\_\_\_ County

To (tenant(s)): \_\_\_\_\_  Any and all other occupants

Street Address \_\_\_\_\_ City \_\_\_\_\_ County \_\_\_\_\_

Subdivision

Lot

Block

You are hereby notified by the undersigned Landlord that the Landlord will terminate your right to possess the Premises. Accordingly, you are notified to quit the Premises and surrender possession on or before three days from the date of the service of this Notice. Surrender of possession of the Premises does not release you from your **financial obligations** pursuant to the lease.

The Landlord is terminating your tenancy because of the following incident(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This incident(s) represents a violation of the Lease, which prohibits unlawful behavior and also represents a Substantial Violation of the implied terms of the Rental Agreement as defined by C.R.S. 13-40-107.5 in that it was an act or series of acts:

- by the tenant or guest or invitee of the tenant, which occurred on or near the Premises and
- which endangered the person of another, or
- willfully and substantially endangered the property of another, constituted a violent or drug related felony, or
- is punishable by a term of imprisonment of 6 months, or more, and
- has been declared a public nuisance

Date to be served: \_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_

## CERTIFICATE OF SERVICE

I hereby certify that I served this Notice on the day of \_\_\_\_\_, 20\_\_\_\_\_ by:

Leaving a true copy hereof with \_\_\_\_\_

Posting a true copy in a conspicuous place on the above described premises after attempting to locate an appropriate person to serve.

CHECK BOX IF SECTION 8, VOUCHER AND COMPLETE THE FOLLOWING:

Mailing/Faxing/Emailing to the below Section 8 Housing Provider at:

Sec. 8 Provider Name: \_\_\_\_\_ Attn: \_\_\_\_\_

Address/Fax/E-mail: \_\_\_\_\_

\_\_\_\_\_  
Landlord/Property Manager/Attorney

Updated 7/26/19

This form is prepared and distributed by the City of Longmont, Office of Community and Neighborhood Resources, as a service to landlords, property managers, and tenants, and is meant to serve as a guide for landlords, property managers, and tenants to better understand the Forced Entry and Detainer ("eviction") legal process. It is not meant as legal advice.