

**This Answer Contains
Ei Pöluwan a masou ren**

- Affirmative Defenses.
Ekkewe Polu mi longolong woon Pwung.
- Jury Demand. (Non-refundable fee. Only specific claims can be decided by a Jury)
Jury epwe Ketiw. (Kosap tongeni angeisefal om monien towu lon pekin allilisin jury. Nge mi kauk ekkewe keis mi tongeni nom fan apwungupwungun Jury)
- Counter/Cross Claims. (Attach claims, if any.)
Koun/Kros Klaim. (Kopwe apachanong ekkewe claim, ika mei wor.)

6. Tenant Information

Pworousen ewe Chon Imw

Do you need an interpreter? No. Yes, in *(language)* _____
Ka etywa allilisin emon chon chiaku? Aapw. Ewer, lon *(fosun)*

I want to attend court events: In-person. Remotely. *(by phone or web video)*
Ua mochen fiti ekkewe ranin kapwung: Lon foun aramas. Lon pwal eu leeni. *(fon are web video)*

To switch your choice:

File form *JDF 105 – Notice about Remote Hearings* at least 48 hours before an event.

Ren om kopwe siwini om finata:

Taropwen file JDF 105 – Esinesin usun ekkewe mwichen arongarong seni towaw mei ukukun 48awa mwen eú mwich.

If *different* from [Kinikinin 3] above, my *(the Tenant's)* contact information is:
Ika mi sokkofesen seni [Kinikinin 3] asan, ai (ewe Chon Imw)pworousei:

Full Name: _____
Unusen Itom:

Mailing Address: _____
Adresin Posto:

City, State, Zip: _____
Neni, Muun, Zip:

Phone: _____ Email: _____
Fon: Email:

Always keep your contact info updated. Use form *JDF 88 – Contact Information Change*.
Tumunu fansoun meinisin pwe pworousom epwe pwung Nounou taropween JDF 88 – Contact Information Change (Minefo Nampaan Fon ika Adres).

7. Defenses

Ekkewe Polu

**Note to Tenant
Pworous ngeni ewe Chon Imw**

- a) Review the *Eviction Complaint* to see why the landlord is evicting you.
Alleani masouen ewe Pworousen Katowu le kae pwata ewe landlord epwe atowukemi.
- b) For each *Cause* the Landlord claimed, check the defenses you plan to present at trial.
Fanniten iteitan Popun ewe Landlord epwe eani, fili meinisin ekkewe polu kopwe aiti atun kapwung
- c) Briefly explain each in [Kinikinin 8 – Awewe.] You'll present your full case at trial.
Ekis aweweewi lon [Kinikinin 8 – Awewe.] Kopwe aitiuchu mettoch meinisin lon om keis atun ewe ranin kapwung.

- d) This is only a partial list of defenses. Check with a lawyer for which apply to you.
lei chok ekkoch polu. Fos ngeni emon soualluk le filiochu ekkewe mi weneituk.

7a) Unpaid Rent

Monien Rent esaamwo Moonaatiw

Did your landlord raise unpaid rent claims?

Noum we landlord a etipsisuk ren monien rent esaamwo moonaatiw?

- No. **[Skip to Section 7b][Mwet ngeni Kinikin 7b]**
Aapw. [Mwet ngeni Kinikin 7b]
- Yes. My Defenses are: (Check all that apply and explain in Section 8)
Ewer lei ekkewe polu upwe eani: (Fili meinisin mi weneituk me Aweweei lon Kinikin 8)
- I paid the proper amount of rent due, not the amount the landlord claims.
Ua fen moonaatiw ukkukuun ai rent mi pwung, nge ese pwung ifa ukkukuun monien rent ewe landlord a era mi pwung.
- I tried to pay the full rent due within the cure period, but the Landlord refused. C.R.S. § 13-40-104(1)(d).
Ua fen sotun moonaatiw unusen ewe rent lon ewe fansoun mi fich (cure period) nge ewe Landlord a u ngeni ai achocho. C.R.S. § 13-40-104(1)(d).
- I paid partial rent to the Landlord **after** they sent me a Demand for Compliance. C.R.S. § 13-40-104(1)(d).
Ua fen moonaatiw kinikinin ewe rent ngeni ewe Landlord mwirin a tinaalo ngeniei echo taropween alluk usun alleasochis (Demand for Compliance) C.R.S. § 13-40-104(1)(d).
- {Affirmative Defense – Unfixed Repairs}** Warranty of Habitability
{Polu mi longolong woon Pwung – Angangen Kausefal esaamwo Fis} Taropween Pwon pwe ewe Imw a Fich ngeni Aramas ar repwe Nonnom lon ren Nukunukoch
Complete form **JDF 104 – Unlivable Conditions Affidavit** and file with this form.
Kopwe amasoua ewe taropwe JDF 104 – Ewe Taropwen usun ekkewe napanap ese tongeni manaw me kopwe amasoua ei taropwe.

7b) Defenses for Lease Violations

Ekkewe Polu ren an Aramas Atai ewe Lease.

Did your landlord raise lease violation claims?

Noum we Landlord a etipsisuk ren an era pwe ka atai ewe lease?

- No. **[Skip to Section 7c][Mwet ngeni Kinikin 7c]**
Aapw. [Kopwe fiti ewe Kinikin 7c .]
- Yes. My Defenses are: (Check all that apply. Explain in Section 8.)
Ewer lei ekkewe polu upwe eani: (Fili meinisin mi weneituk. Aweweei non Kinikin 8.)
- I did not violate a material condition of the lease.
Use fokkun atai masouen ewe lease.
- I did not repeat a violation because the alleged violations are not a part of the same lease term. C.R.S. § 13-40-104(1)(e.5).
Use atai ewe lease lap seni fan eu pun minne a etipsisiei ren ese fis atun ewe fansoun lon eu lease chok. C.R.S. § 13-40-104(1)(e.5).
- {Affirmative Defense}** If I did violate the lease, it was primarily because the home was in an unlivable condition. C.R.S. § 38-12-507(2)(f).
{Polu mi longolong woon Pwung} Ika ua wesewesen atai ewe lease, a akkomw pokiten ewe imw a nom lon eu napanap ese tongeni nom lon. C.R.S. § 38-12-507(2)(f).

- {Affirmative Defense}** If I did violate the lease, it resulted from my disabilities for which I should be granted a reasonable accommodation and allowed to remain a tenant (Federal Fair Housing Act).

{Polu mi longolong woon Pwung} Ika ua wesewesen atai masouen ewe lease, mi fiffis pokiten terin inisi me a lamot ngeniei allilis mi fich ngeni emon ren nonnomui pwe upwe tongeni nonnom lon ewe imw (Federal Fair Housing Act, ewe Allukun Mwuun Merika le Akkawora Ekkewe Imw ngeni Aramas ese Lifilifil)

7c) Defenses for Substantial Violations

Ekkewe Polu atun Alleasolap

Did your landlord raise substantial lease violation claims?

Ewe landlord a etipsisuk ren an era pwe ka alleasolapa ewe lease?

- No. **[Skip to Section 7d][Mwet ngeni Kinikin 7d]**
Aapw. [Mwet ngeni Kinikin 7d]
- Yes. My Defenses are: (Check all that apply. Explain in Section 8.)
Ewer lei ekkewe polu upwe eani: (Fili meinisin mi weneituk. Awewei non Kinikin 8.)
- Neither I nor anyone I invited onto the property: *(all must apply)*
Ngang ika emon ua etiwa ngeni ewe neni: (meinisin repwe apply .)

- 1) purposefully and substantially endangered the property or other tenants,
afeiengawa mettochun ewe leeni, are ekkewe ekkoch chon orum,
- 2) committed a violent or drug-related felony crime, or
fori och tipis mi chou lon pekin akkachofesa are drugs, are
- 3) committed a criminal act that was a public nuisance under law or could result in jail time of 180 days or more.
fori och tipis mi efeiengawa aramas are efisi chappen ewe fofforingaw ren kalapus fanniten 180 ran ika lap seni

- {Affirmative Defense}** I did not know, reasonably could have known, or prevented my guest from committing a substantial violation. But I did immediately notify law enforcement. *C.R.S. § 13-40-107.5(5)(b)(II).*
{Polu mi longolong woon Pwung} Use silei, use kon tufich le silei, ika eppet, an noun chon wasola we fofforingaw. Nge ua mwittir ereni ekkewe chon polis usun ewe fofforingaw Nge ua mwittir esile ngeni ekkewe chón túmúnú allúk. *C.R.S. § 13-40-107.5(5)(b)(II).*

7d) Defenses for Ending Tenancy (No-Fault)

Ekkewe Polu atun Wesin om Imweni ewe Imw (Ese Wor Tipis)

Are you being evicted before the end of your lease term?

Ei angangen katowu a fiffis mwen ewe fansoun om we lease a pwonueta?

- Yes. **[Skip to Section 7e][Mwet ngeni Kinikin 7e]**
Aapw. [Mwet ngeni Kinikin 7e]
- No, my landlord is not renewing my lease.
Aapw, nei we landlord esap forsefali ai we lease.
My Defenses are: (Check all that apply. Explain in Section 8.)
lei ekkewe polu upwe eani: (Fili meinisin mi weneituk. Awewei non Kinikin 8.)

- {Affirmative Defense}** The landlord didn't follow the process or qualify for a No-Fault Eviction. (Explain how or why in Section 8). *C.R.S. § 38-12-1306.*
{Polu mi longolong woon Pwung} Ewe landlord ese eani ewe kokkot are ewe No-Fault Eviction ese fich ngeni (Katowu nge ese wor Tipis). (Aweweei ifa usun ika pwata lon Kinikin 8). *C.R.S. § 38-12-1306.*

7e) General Defenses

Ekkewe Polu mi Weneiti Meinsin

My defenses are: (Check all that apply. Explain in Section 8.)

lei ekkewe polu upwe eani: (Fili meinsin mi weneituk. Awewei non Kinikin 8.)

- The Landlord wants attorney or other fees not allowed under the lease or law.
Ewe Landlord a mochen an epwe angei seniei moon soualluk ika pwal ekkoch liwin esap mwut fan allukun ewe lease.
- The Landlord wants illegal or unenforceable late and other fees.
Ewe Landlord a sotun an epwe angei seniei moni nge ese longolong woon alluk me ese tongeni erianiei le moonaatw ekkoch liwinimmang alon ewe lease.
- My notice of an unlivable condition in the home motivated the Landlord to file this case. C.R.S. § 38-12-509(1.5).
Ai esinesin usun ew napanap ese tongeni manau non ewe imw a amwokutu ewe Chon Imw an epwe file ei case. C.R.S. § 38-12-509(1.5).
- I was served a *Demand for Compliance* but not given the correct cure period of:
Mi kawor ngeniei echo Demand for Compliance nge ttamen ewe cure period ese pwung:
 - 5-10 days (normal). C.R.S. § 13-40-106.
5-10 ran (mi pwung). C.R.S. § 13-40-106.
 - 30 days (federally backed mortgage). 15 U.S.C. § 9058(a)(2).
30 ran (mwuun merika a alisaata ewe mortgage). 15 U.S.C. § 9058(a)(2).

Affirmative Defenses:

Ekkewe Polu mi longolong woon Pwung:

- Violation under the Unfair Housing Act C.R.S. § 13-40-113(2.5).
Minen efeiengaw fan ewe Unfair Housing Act C.R.S. § 13-40-113(2.5).
The landlord violated one of the provisions of the Unfair Housing Act under C.R.S. §§ 24-34-501 to 509. (Explain which provision and how it was violated in Section 8).
Ewe landlord a atai och mettoch lon ewe alluk Unfair Housing Act alon C.R.S. §§ 24-34-501 ngeni 509.
(Aweweei menni alluk mi fen atai me ifa usun lon Kinikin 8).

Examples Include: Discrimination based on gender identity, marital/familial status, national origin, race, religion, sex, sexual orientation ...

Awewe Chok: Aapaap mi longolong woon mwan ika fefin, pwupwulu/famili, fonuom, uruwoon aramasom, lamalam, me metakkan ...
- Failure to Attend Mandatory Mediation C.R.S. § 13-40-110(d).
Likitaloon Mwichin Afoor C.R.S. § 13-40-110(d).
All (1 through 4) must apply:
Meinsin (1 tori 4) iir repwe weneiti:
 - 1) I'm enrolled in one of the following benefits programs: *(must check at least one)*
Ua angei allilisiin eu me leir ekkeei prokram: (kopwe filii mwaren eu)
 - Supplemental Security Income Social Security Disability Insurance
Ewe Monien Tumun mi Kawor Ewe insurance ren ekkewe mi apwangapwang
 - Cash Assistance through the Colorado Works program. And,
Cash Assistance me ren ewe prokrammin Colorado Works. Me,
 - 2) I notified the landlord, in writing, that I received that benefit. And,
Ua fen esilla ngeni ewe Landlord, ren ai mak ngeni, pwe ua angei ena minen allilis seni ewe mwu. Me,
 - 3) The landlord has or is believed to have six or more rental units. And,
Mi wor ren ewe Landlord, are aramas ra ekieki pwe mi wor ren, onu imw are lap seni a rent ngeni aramas. Me,

10. Certificate of Service
Taropween Kawor

On (enter service date) _____

Lon (makeetiw pwinin maramen kaworen ewe taropwe)

I certify that I sent a copy of this document to the other parties by: (select one)

Ua anneta pwe ua tinaalo echo kapiin ei taropwe ngeni ekkewe ekkoch aramasmi fiti ei case me ren: (fili eu)

Colorado Courts E-Filing. [www.jbits.courts.state.co.us/efiling]

Leenien Kapwungun Colorado E-Filing. [www.jbits.courts.state.co.us/efiling]

Regular Mail, addressed to: (name) _____

Lon Posto, ngeni ei adres: (it)

Full address: _____

Unusen adresin posto: _____

Delivery through Court Clerk. (only available in county court cases – must file at the courthouse)

A kawor ren ewe chon mak non ewe imwen kapung (mei chok kawor non ekkewe case non imwen kapung non county – epwe chok file non ewe imwen kapung)

Other: (explain) _____

Pwal Och: (aweweei)

11. Tenant Signature

Ewe Tenant Epwe Sain

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Ua pwonei pwe meinisin mi mak asan a pwung me wenechar pun ua silei pwe alon allukun Colorado mi wor chappen ar toffor ngeniir mi eani kapas chofona lon mettochun pekin alluk.

Executed on the (date) _____ day of (month) _____ (year) _____

Ei taropwe a pop (lon) _____ ranin (maram) _____ (ier)

at City: (or other location) _____

lon ewe Telenimw: (are pwal eú leeni)

and State: (or country) _____

me State: (are mwuu)

Print Your Name(s): _____

Makeetiw Itom (Itemi):

Your Signature(s): _____

Kopwe (Oupwe) Sain:

Lawyer Signature: (If any) _____

Sainien ewe Sou-Annuk: (Ika mi wor)

12. Additional Information (if any)

Pwal Ekkoch Pworaus (Ika mi wor)