



TEEN PARENT LEGAL RIGHTS: EVICTION PREVENTION

TEEN PARENT SERVICE PROVIDERS CAN HELP YOUNG FAMILIES UNDERSTAND THEIR RIGHTS, EMPOWER THEM TO NEGOTIATE AND SEEK ALTERNATIVES TO EVICTION, AND HELP THEM ACCESS COMMUNITY RESOURCES.

SEE MORE DETAILS IN COMPANION EVICTION PREVENTION BRIEF.

What is eviction?



Eviction occurs when a tenant is court ordered to leave the property. Only a sheriff may enforce this court order, and landlords can never evict without a court order and a sheriff. This type of legal action is called a Forcible Entry and Detainer (FED). Landlords cannot legally deny tenants access to the property, change the locks, or remove the tenant's possessions without a court order. Colorado tenants have the right to receive proper notice prior to eviction and dispute an eviction in court.

How much notice is required?



Colorado landlords must provide a 10-day notice to cure a default before initiating evictions of residential tenants. A 2019 law requires an extended notice period (from three days to 10 days) applied to defaults for unpaid rent and to tenants' first violation of non-monetary lease provisions.

How are landlord-tenant disputes resolved?



Oftentimes landlord-tenant disputes can be resolved outside of court or through mediation. If a tenant is unable to pay rent, they can discuss options with their landlord before the problem escalates into a formal eviction proceeding.

Do tenants have to negotiate with their landlord?

While negotiation can be beneficial, tenants should not feel forced to do so and may instead opt to file an answer to the landlord's complaint with the court. If court proceedings are initiated, it is important that they do not ignore the complaint or summons filed against them.

Will there be a record if a tenant is evicted?



A new 2020 law requires courts to suppress records relating to eviction proceedings until the landlord successfully obtains an order granting possession of the premises, unless the landlord and tenant otherwise agree that the record should remain suppressed.

[Colorado Legal Services](#) provides low-income residents with legal assistance on civil legal matters, including eviction and housing issues.

Can young parents under 18 sign a lease?



Young parents under the age of 18 are not able to enter into legally binding contracts in Colorado, such as a lease agreement, unless they are emancipated. Individuals who have not reached the age of majority can become emancipated if they are legally married or by petitioning the court.

