

## **NOTICE TO TERMINATE TENANCY FOR GOOD CAUSE**

### **Note to Landlords of LIHTC (Low Income Housing Tax Credit) Tenants**

**(DO NOT SERVE THIS PAGE WITH THE NOTICE)**

This form, the Notice to Quit for Good Cause (NTQGC), is the **only form** you should be using to terminate a LIHTC tenancy whether the original lease term is approaching its expiration date and you do not wish to renew **or** the tenant's lease has already expired and was converted to a month-to-month lease. LIHTC programs require that the Landlord have "good cause" not to renew a LIHTC lease and you should include all the "good cause" on the NTQGC. What constitutes "good cause" are issues related to provable lease violations that the tenant has committed while living at the property.

If you are unsure of which notice to serve, please contact our office.

-The Tschetter Sulzer Team



## Note to Tenant - Right to Mediation

To the Tenant(s): If you receive: • Supplemental Security Income; • Social Security Disability Insurance (SSDI); or • Cash Assistance through the Colorado Works Program, then you may have a right to mandatory mediation, at no cost to you before the landlord can start an eviction case in court. C.R.S. § 13-40-106(2). **If you receive assistance from one of the three listed programs, let the landlord know in writing immediately.**

### GOVERNMENT ASSISTANCE AFFIDAVIT

INSTRUCTIONS: Complete when convenient. However, this affidavit must be completed prior to sending this Demand to Tschetter Sulzer.

I swear that the following is true:

1. I am the Landlord /Landlord's Agent of the rental property located at:

\_\_\_\_\_

Insert the same Address for Tenant(s), that is on the start of the demand on page 1.

2. I am familiar with the rental property and the Tenant(s) listed in the foregoing Demand / Notice.

3. Check One:

- a.  The Tenant(s) receives Assistance, and the Landlord and Tenant(s) participated in mandatory mediation and the mediation was unsuccessful.
- b. The Landlord and Tenant(s) did not participate in mandatory mediation because:
  - i.  the Tenant(s) did not disclose or declined to disclose to the Landlord in writing, in response to a written inquiry from the Landlord requesting whether Tenant(s) receives Assistance.
  - ii.  The Tenant(s) do not receive Assistance.
  - iii.  The Landlord is a 501(c)(3) nonprofit organization that offers opportunities for mediation to residential tenants prior to filing a residential eviction in court.
  - iv.  The Tenant(s) were notified of mediation and did not participate in the mediation.
  - v.  The Tenant(s) waived the mediation.
  - vi.  Landlord has five or fewer single-family rental homes and no more than five total rental units, including any single-family homes.

Attested to on this date \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

\_\_\_\_\_

Signature (Landlord / Agent for Landlord)

Print Name (Landlord / Agent for Landlord)