

TENANT ANSWER / RESPONSE

Defendant (Tenant): Tenant
Address: Address not provided
Date: 2026-01-05

I am the Defendant in this action. I deny that I am unlawfully detaining the premises. I assert the following defenses:

DEFENSE NARRATIVE

I respectfully contend that this eviction action for nonpayment of rent should not proceed. First, I did not receive the legally required notice period; specifically, my landlord failed to provide at least ten full days of notice before filing this eviction lawsuit, as mandated by C.R.S. 13-40-104(1)(d), because my eviction notice expired before ten full days had passed. Second, I do not owe the rent claimed by the landlord because I have already paid the full amount due, and I am prepared to provide the Court with proof of this payment. A landlord cannot prevail in an eviction case based on nonpayment of rent if the tenant has paid all rent owed, which I have done, and therefore this action should be dismissed.

Based on the above defenses, I respectfully request that this eviction action be dismissed.