



Community
Economic
Defense Project

What are For Cause Eviction Policies?

For Cause Eviction policies are tenant protections that outline the legal grounds for when a landlord can evict a tenant or refuse to renew a tenant's lease. The definition of "For Cause" (often called an allowable reason for eviction) generally includes lease violations by the tenant, such as non-payment of rent or property destruction. A number of states and municipalities across the county have passed For Cause protections, but Colorado has not.

Why are For Cause Evictions important for protecting tenants?

When For Cause Eviction protections are not in place, housing stability is affected, especially at the end of a lease. When families lack stable housing, the entire family is impacted. This can lead to negative health outcomes for adults and children, worse educational outcomes for children, higher poverty rates, exacerbation of historic racial inequities, and homelessness. Requiring For Cause Evictions will increase tenants' sense of stability and security and benefit the community's overall health and well-being.

The end of a lease term is a particularly vulnerable time for low- and fixed-income tenants. In many states and localities around the country, including Colorado, landlords are not required to provide a reason for evicting a tenant at the end of a lease term or for evicting a tenant without a long-term lease (usually a resident with a month-to-month tenancy).

Passing For Cause Eviction protections aims to benefit tenants vulnerable to displacement by:

- Protecting renters from evictions for no fault of their own.
- Enshrining in law a tenant's right to stable housing.
- Discouraging renters from self-evicting when they receive eviction notices from landlords.
- Empowering tenants experiencing poor living conditions, discrimination, or other illegal landlord behavior to advocate for improvements with landlords or file complaints without fear of retaliation.

What are Colorado's laws on For Cause Evictions or evictions generally?

Colorado does not currently have any For Cause for Eviction requirements in statute. In recent years, protections for tenants and accountability for landlords have expanded but still leave causes for eviction largely at the discretion of the landlord.

What components should be included in Colorado's For Cause Eviction Policy?

- Applicability- All Colorado renters deserve the stability of knowing they have a place to call home without fearing unjustified evictions or nonrenewals. Colorado's For Cause policy should have the widest applicability possible to cover all residential units and mobile home renters.
- Definitions- Colorado's For Cause Eviction policy should clearly define allowable reasons for evictions, including those instances when a tenant has not done anything to initiate the eviction. The timeline for notice should be longer in those relocation situations.
 - *For Cause Evictions* should be specific and narrow to ensure tenants are only evicted when landlords have real and concrete grounds, such as nonpayment of rent, lease violations, and substantial property damage.
 - *No-fault* evictions should also be specific and narrow to ensure tenants are only evicted when landlords find the circumstances absolutely necessary, such as conversion or demolition of a unit, substantial repairs/renovations that make the unit unsafe to live in, or when the owner or immediate family member is moving in.
- Written Notice- Landlords should be required to provide clear and sufficient notice to tenants in all evictions. In the case of For Cause Evictions, notice should be given with a timeline that reasonably allows the tenant to remedy when permissible by law. In the case of No-Fault Evictions, notice should provide the tenant with a reasonable amount of time to identify new housing and relocate.
- End of Lease Term- Tenants should be protected from unjust evictions at the end of a lease term.