

I have a rental property in downtown Colorado Springs. It is a small house with a cottage behind it. I have a single female renting the cottage and had my old neighbor renting the house. The tenant in the house met someone through craigslist or a similar app selling tools or something and hit it off with the guy. I guess they had a few beers together and the new friend then invited his friends to come over. The new found friends pushed the tenant out of the house and essentially took it over. Over the span of one week my rental was turned into a "trap" house from which convicted felons were selling drugs while threatening the actual tenant. They destroyed the tenant's vehicle, stole a good amount of his personal property and did considerable damage to the house (about \$5000). They had the tenant in fear for his life after burglarizing the house on at least 2 occasions (2 police reports of burglary). 2 of 3 doors were kicked in, the 3rd one being the front door on the street which was also damaged. The tenant resorted to staying in hotels on multiple nights because these strangers would not let him back in his own house. The police were called numerous times and repeatedly told me this is a civil matter. Regardless of who is threatening who, or what type of drugs are in the house, or the fact that multiple people are literally trespassing on the property the best the police could offer was a welfare check. They could knock on the door and if no one answered they went home. This happened like 4 times with the cops talking to the squatters who started receiving mail at the house (from jail) and used that to legitimize their "tenancy".

I served my tenant with a notice to quit and vacate. The tenant slowly but surely complied. Prior to his complete moving out I had the single female in the cottage reach out to me several times about items being stolen from the yard and her lock on the gate being cut. On one occasion she called me saying a stranger was going through her stuff in the yard and she felt unsafe. She described the vehicle he was with and I realized this was the same vehicle that the tenant in the main house referred to when talking about the people that threatened him. Being that I only live 3 blocks away from my rental I showed up about 12 minutes before the police armed with a handgun. I had a short discussion with the to be burglar about why he is crawling around my yard at 8 45 pm in a snowstorm uninvited, he had 2 other people pull up in a separate vehicle probably to help him load up his loot. After the armed confrontation they left right before the police arrived. I gave the police the license plate number of the subject vehicle, they pulled up an existing record for the right car, with the owners matching the description of the people involved in seizing the house from the tenant. I don't think they investigated any further and just told me to continue evicting the tenant.

While the tenant made a mistake by inviting one person into the house that does not give them the right to call in an entire marauding party to come take over the house. It's been 3 weeks since the tenant has left and I still get junkies coming by the house looking for drugs. If we were able to simply clear the house of the trespassing parties on day 1 this would never have been an issue.

-Yegor Beljovkin