



DISTRICT COURT

ANSWER
DEFENDANT / TENANT

DIVISION	ADDRESS OF COURT	CIVIL ACTION NO.
PLAINTIFF/LANDLORD	PLAINTIFF'S ATTORNEY	
	ADDRESS OF PLAINTIFF'S ATTORNEY OR PLAINTIFF	
DEFENDANT/TENANT	DEFENDANT'S ADDRESS	

INSTRUCTIONS TO THE DEFENDANT

Listed below are several possible defenses to the eviction action your landlord has filed against you. If one or more of these defenses apply to your case, check the appropriate box(es). If space is provided, write in facts in support of that defense. Use additional paper if necessary. Some of these defenses are technical, and there may be others not listed here. You may consult a lawyer and seek representation before filling out this Answer.

TENANT'S ANSWER

- The complaint against me is untrue or fails to state the following facts:
- I offered rent, but my landlord refused it. I am still able and willing to pay the rent.
- I have a defense for nonpayment because the landlord has failed to maintain the premises in a fit and habitable condition.
- My rent has not been paid, but I have a legally justifiable defense for not paying:
- I have a written lease which does not expire until:
- I have not received the required notice from the landlord before this complaint was served on me.
- The landlord is trying to evict me because I have exercised my legal rights by calling code enforcement officials, or by taking the following protected action:
- I have other defenses as follows:

WHEREFORE: Because of the defense(s) indicated above, I ask the court to grant a judgement in my favor and not order me to be evicted.

COUNTERCLAIM

Instructions: If you believe you are entitled to be awarded damages or money for any reason from your landlord, you may fill out the statement below:

I hereby sue my landlord for the amount of \$ _____.

I believe I am entitled to receive an award of this amount because _____

Name of Defendant (or attorney)

Signature of Defendant

Address

Telephone number