



**DISTRICT COURT**

**ANSWER DEFENDANT/TENANT**

Division	Court Address	Civil Action Number
Plaintiff/Landlord	Plaintiff/Landlord's Attorney	
	Address of Plaintiff/Landlord or Plaintiff's Attorney	
Defendant/Tenant	Address of Defendant/Tenant	

**INSTRUCTIONS TO THE DEFENDANT/TENANT**

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.

**DEFENDANT/TENANT'S ANSWER**

- The complaint against me is untrue or fails to state the following facts: \_\_\_\_\_.
- I have offered rent, but the plaintiff/landlord refused it. I am still able and willing to pay the rent.
- I have a defense for nonpayment because the plaintiff/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 plaintiff/landlord before this complaint was served on me.
- The plaintiff/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 judgment in my favor and not order me to be evicted.

**COUNTERCLAIM**

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

I hereby sue the plaintiff/landlord for the amount of \$\_\_\_\_\_  
 I believe that I am entitled to receive an award of this amount because \_\_\_\_\_.

\_\_\_\_\_  
 Name of Defendant/Tenant (or Attorney)

\_\_\_\_\_  
 Signature of Defendant/Tenant (or Attorney)

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Telephone Number  
 DC-18 (revised March 2012)

\_\_\_\_\_  
 Date