



Index No. _____

ANSWER IN WRITING

Petitioner(s),

Name: _____

–against–

Address: _____

Respondent(s).

Email address: _____

Cell phone number _____

Respondent / Person claiming possession has appeared and orally answered the Petition as follows:

SERVICE

- 1. _____ I did not receive the Notice of Petition and Petition.
- 2. _____ I received the Notice of Petition and Petition, but service was not correct as required by law.

PARTIES

- 3. _____ My name appears improperly , or by the wrong name , or does not appear on the Notice of Petition and Petition ; the tenant is dead .
- 4. _____ The Petitioner is not the landlord, owner of the building, or otherwise a proper party.

RENT

- 5. _____ a) The Petitioner never asked me or properly asked me for the rent in writing, before starting this case.
- 5. _____ b) The petitioner never sent me, by certified mail, a written notice stating that they did not receive rent payment.
- 6. _____ I or someone on my behalf tried to pay the rent, but the Petitioner refused to accept it.
- 7. _____ The monthly rent asked for is not the legal rent or amount on the current lease.
- 8. _____ The Petitioner owes money to me because of a rent overcharge I paid for repairs or services
- 9. _____ The rent, or a part of the rent, has already been paid to the Petitioner.

APARTMENT/HOUSE

- 10. _____ There are or were conditions in the apartment and/or the building/house which the Petitioner did not repair and/or services which the Petitioner did not provide.
- 11. _____ The petition does not properly describe the apartment/house: wrong apartment/house number ; wrong or missing program(s) and/or laws covering my tenancy .
- 12. _____ The apartment/house is illegal.

PANDEMIC EMERGENCY

- 13. _____ I or someone in my family or house have experienced hard times during the COVID-19 State of Emergency.
- 14. _____ I or someone in my household has sent a copy of the Center for Disease Control and Prevention Declaration(statement) to my landlord.

OTHER

- 15. _____ The Petitioner has harmed me by waiting too long to bring this case (laches).
- 16. _____ General denial.
- 17. _____ **NEW YORK CITY ONLY** The Petitioner has harassed me _____
- 18. _____ I serve in the military or depend on someone in the military.
- 19. _____ The petition seeks the HUD or Housing Authority Section 8 part of the rent . The petitioner did not notify HUD or the Housing Authority about this case Other : _____
- 20. _____ **COUNTERCLAIM**: I seek a judgment and/or order based upon the above defense(s).
- 21. _____ Other counterclaim(s) : _____

Signature of Respondent/Person claiming possession

COURT DATE

Date: _____ Part: _____ Room: _____ Time: _____ Both sides notified _____