CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF _____ : HOUSING PART

Index No. _____

_____

Petitioner(s),

–against–

Respondent(s).

_____

LANDLORD/TENANT
ANSWER IN PERSON

Name: _____

Address: _____

_____

☐ 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. _____ The Petitioner never asked me or properly asked me for the rent, orally or in writing, before starting this case.
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.

OTHER

13. _____ The Petitioner has harmed me by waiting too long to bring this case (laches).
14. _____ General denial.
15. _____ **NEW YORK CITY ONLY** The Petitioner has harassed me _____
16. _____ I serve in the military or depend on someone in the military.
17. _____ 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 :_____

18. _____ **COUNTERCLAIM**: I seek a judgment and/or order based upon the above defense(s).
19. _____ Other counterclaim(s) :_____

_____   _____
          Dated   Clerk / Judge's Initials

COURT DATE

DATE:_____ TIME:_____ PART:_____ ROOM:_____

THE CLERK CANNOT CHANGE YOUR COURT DATE. YOU MUST COME AND BRING THIS FORM AND ALL OF YOUR PROOF (RECEIPTS, PHOTOGRAPHS, ETC.) WITH YOU. BE AT THE COURTHOUSE AT LEAST 30 MINUTES BEFORE YOUR COURT DATE, TO ALLOW TIME TO GO THROUGH THE METAL DETECTORS. IF YOU ARE LATE OR DO NOT APPEAR, YOU MAY LOSE YOUR CASE AND BE EVICTED. IF YOU ARE UNABLE TO SETTLE YOUR CASE, YOU MAY HAVE AN IMMEDIATE TRIAL. IF YOU WILL NOT BE READY FOR TRIAL, YOU MUST ASK THE JUDGE FOR A NEW DATE. THE JUDGE WILL THEN DECIDE IF YOU HAVE SHOWN A GOOD REASON TO POSTPONE YOUR CASE.

For assistance visit a Help Center in the courthouse or the Court's website: http://nycourthelp.gov/