

CIVIL COURT OF THE CITY OF NEW YORK

County of _____

Housing Part

Index No.: _____

**ANSWER IN WRITING
AND
VERIFICATION**

*Respondent is to have a copy of
this answer served on Petitioner or
Attorney for Petitioner:*

Petitioner(s),

-against-

Respondent(s)

I, _____ am the Respondent or Claiming possession in this proceeding.

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 : _____

COUNTERCLAIM: I seek a judgment and/or order based upon the above defense(s).

18. _____ Other counterclaim(s) : _____

A copy of this Answer must be served on (Attorney for) petitioner, then the original with Affidavit of Service is to be filed in the court. See Answer in Writing Instructions.

VERIFICATION

State of New York, County of _____ ss:

_____, being duly sworn, deposes and says: I am the respondent/person claiming possession in this proceeding. I have read the Answer in Writing and know the contents thereof to be true to my own knowledge, except as to those matters stated on information and belief, and as to those matters I believe them to be true.

Sworn to before me this ____ day of _____, 20____.

Signature of Respondent/Person claiming possession

Notary

COURT DATE

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