

**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:*

*-against- Petitioner(s),*

*Respondent(s)*

I, \_\_\_\_\_ am the  Respondent **or**  Claiming possession in this proceeding.

As my answer to the allegation(s) made in the Petition, I offer the following:

*Initial each numbered statement below that applies*

SERVICE

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

PARTIES

- 3. \_\_\_\_\_ The respondent is indicated improperly, by the wrong name, or is not indicated on the Petition and Notice of Petition.
- 4. \_\_\_\_\_ The Petitioner is not the Landlord or Owner of the building.

RENT

- 5. \_\_\_\_\_ I was not asked, either orally or in writing, to pay the rent before I received the Petition and Notice of Petition.
- 6. \_\_\_\_\_ I tried to pay the rent, but the Petitioner refused to accept it.
- 7. \_\_\_\_\_ The monthly rent being requested is not the legal rent or the amount on the current lease.
- 8. \_\_\_\_\_ The Petitioner owes money to the Respondent because of a rent overcharge.
- 9. \_\_\_\_\_ The rent, or a portion of the rent, has already been paid to the Petitioner.

APARTMENT

- 10. \_\_\_\_\_ There are conditions in the apartment which need to be repaired and/or services which the Petitioner has not provided.
- 11. \_\_\_\_\_ The Respondent receives Public Assistance and there are Housing Code violations in the apartment or the building.
- 12. \_\_\_\_\_ The apartment is an illegal apartment.

OTHER

- 13. \_\_\_\_\_ Laches.
- 14. \_\_\_\_\_ General Denial.
- 15. \_\_\_\_\_ Respondent/Person claiming possession is in the military service or is a dependant of someone in the military service.
- 16. \_\_\_\_\_ Other/Counterclaim \_\_\_\_\_

*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\_\_\_\_.

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Signature of Respondent/Person claiming possession

This case is scheduled to appear on the calendar as follows:

Date: \_\_\_\_\_ Part: \_\_\_\_\_ Room: \_\_\_\_\_ Time: \_\_\_\_\_ Both sides notified \_\_\_\_\_

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Housing Part

TO: