



Notice of Petition for Judgment Directing Repairs

UCS-LT12A (11/2023)

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[Real Property Actions and Proceedings Law Article 7-D]

nycourthelp.gov

_____ Court
County of _____

Petitioner (tenants applying for a judgment directing repairs)
-against-

Respondent (landlord, owner, and/or anyone legally responsible for maintaining the property)

Index Number:

TO ALL RESPONDENTS: The above tenants are suing you for a judgment directing you to make repairs to the following property.

Property Address: _____

The reasons are given in the attached petition.

Go to Court on (The court will complete this section.)



Date: ____/____/____

Time: ____:____ AM PM

Court address: _____

Courtroom #: _____

How to Respond to the Petition

1. Your response to the petition is called an answer.
2. An answer tells your side of the case and gives the legal reasons why you should not be responsible for the claims made by the tenant(s). These legal reasons are called defenses.
3. You must give your answer to the court on or before your first court date.
4. There are two ways you can give your answer to the court:
 - 1) Put your answer in writing

OR

 - 2) State your answer in court

Warning! The judge might not let you use a defense to support your case if you don't include it in your answer or if you don't go to court on your court date. Even if you give an answer in writing, you still must come to court on your court date.

Petitioner is serving this notice along with the petition on the following respondents:

Name	Address

