

IN THE DISTRICT/SUPERIOR COURT FOR THE STATE OF ALASKA
AT _____

ANSWER TO FORCIBLE ENTRY AND DETAINER (EVICTION) COMPLAINT

1. Plaintiff has filed an action to evict me from the property I am renting.
 I ADMIT that plaintiff is entitled to evict me.
 I DENY that plaintiff is entitled to evict me for the reasons explained in the defenses below.
 2. Plaintiff has filed claims for unpaid rent and damages against me.
 - a. Rent.
 I ADMIT that I owe plaintiff \$_____ for rent.
 I DENY that I owe plaintiff rent for the reasons explained in the defenses below.
 - b. Damages.
 I ADMIT that I owe plaintiff \$_____ for damages.
 I DENY that I owe plaintiff any money for damages.
 3. Defenses. I believe I have the following defenses:
 - a. The eviction notice ("Notice to Quit") was improper because:

 - b. Plaintiff refused to accept the payment I offered or refused to allow me to fix the problem.
 - c. The amount of rent claimed is incorrect because:
 - (1) Rent is not owed in the amount claimed because plaintiff has failed to provide essential services or meet other obligations under the Landlord Tenant Act.
 - (2) The following amounts were not credited to my account:

d. No damage was done to the rental property beyond ordinary wear and tear.

e. The rental property was fully cleaned prior to departure.

4. Counterclaims. The plaintiff owes me \$_____ an amount to be determined at trial, for the following reasons:

a. Plaintiff entered my home without notice or my permission _____ times, and I am entitled to statutory damages under AS 34.03.300(b) of at least one month's rent for each unlawful entry.

b. Plaintiff's failure to maintain a habitable dwelling reduced the value of the rental property. Plaintiff failed to make the following repairs or supply the following services: _____

Rent should be reduced to \$_____ per month.

c. Plaintiff has refused to return or account for the security deposit of \$_____ and I am entitled to the deposit and statutory damages under AS 34.03.070.

d. Other _____

5. Request for Relief. I seek the following relief:

- a. The court deny plaintiff's claims.
- b. Actual and statutory damages in an amount to be proven at trial.
- c. My costs and attorney fees.
- d. Other relief as may be just and appropriate

Date

Signature of Defendant

Printed Name

Mailing Address

City

State

ZIP

Daytime Contact or Message Phone Email*

* I authorize the court to email me court documents in this case to the email address above.

Certificate of Service

I am filing this document through the court's TrueFiling program and will fill out the Certificate of Service through that program.

I certify that on _____ at _____ [date/time] I gave a copy of this document to each plaintiff by:

Mail Hand-Delivery

Email (only if plaintiff(s) agreed to email service in the complaint)

Signature: _____