
_____) DOB _____
Plaintiff,
vs. _____ DOB _____
_____ DOB _____
Defendant(s). _____

CASE NO. _____

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: _____