

**SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN FRANCISCO**

**Document Scanning Lead Sheet**

Feb-25-2015 10:58 am

Case Number: CUD-15-651037

Filing Date: Feb-25-2015 10:57

Filed by: CAROL BALISTRERI

Juke Box: 001 Image: 04806312

**ANSWER**

**THOMAS NICHOLSON VS. PAUL DICKERSON ET AL**

**001C04806312**

**Instructions:**

Please place this sheet on top of the document to be scanned.

1 ALBERT L. BOASBERG  
2 Attorney at Law  
3 Alexander Building, Suite 1010  
4 155 Montgomery Street  
5 San Francisco, CA 94104  
6 Telephone (415) 989-6960  
7 State Bar No. 31205

8 Attorney for Defendant,  
9 PAUL DICKERSON

**FILED**  
Superior Court of California  
County of San Francisco

FEB 25 2015

CLERK OF THE COURT  
BY: *Carolyn Acunista*  
Deputy Clerk

10 SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO  
11 LIMITED JURISDICTION  
12

13 THOMAS NICHOLSON, etc., et al., )  
14 )  
15 Plaintiff, )  
16 vs. )  
17 )  
18 PAUL DICKERSON, et al., )  
19 )  
20 Defendants. )  
21 )

No. CUD-15-651037

DEFENDANT PAUL DICKERSON'S  
ANSWER TO FIRST AMENDED  
COMPLAINT FOR UNLAWFUL  
DETAINER

22 1. Defendant, PAUL DICKERSON, generally denies each and every allegation of the  
23 Complaint for Unlawful Detainer.

24 AFFIRMATIVE DEFENSES

- 25 2. Plaintiff is endeavoring to recover possession in violation of San Francisco Administrative  
26 Code Sec. 37.9 and the Rules and Regulations promulgated thereunder because Defendant  
27 resides at the subject premises.  
28 3. Plaintiff has breached the warranty to provide habitable premises.  
4. The complaint fails to state a cause of action.

Answer, etc.

1  
2 WHEREFORE, DEFENDANT REQUESTS:

3 5. That Plaintiff take nothing requested in the Complaint.


4 6. Costs incurred in this proceeding.

5 7. Reasonable attorney's fees.

6  
7 8. That Plaintiff be ordered to (1) make repairs and correct the conditions that constitute a  
8 breach of the warranty to provide habitable premises and (2) reduce the monthly rent to a  
9 reasonable rental value until the conditions are correct.

10 9. Any further relief as the Court deems just and proper.


11  
12 Dated: February 24, 2015.

13  
14   
ALBERT L. BOASBERG,  
Attorney for Defendant

15  
16 VERIFICATION

17 I, PAUL DICKERSON, am the Defendant in the above-entitled  
18 action. I have read the foregoing Answer to Complaint for Unlawful Detainer. I declare under  
19 penalty of perjury under the laws of the State of California that this Answer is true and correct.

20  
21 Dated: February 24, 2015.

22  
23   
PAUL DICKERSON,  
Defendant

24  
25  
26  
27  
28  
FAX

1  
2 PROOF OF SERVICE BY MAIL -- C.C.P. 1013 (a), 2015.5

3 I declare that I am employed in the County of San Francisco, California. I  
4 am over the age of eighteen years and not a party to the within entitled action; my  
5 business address is: 155 Montgomery Street, Suite 1010, San Francisco,  
6 California 94104.

7 On February 24, 2015, I served the attached Answer, on the Plaintiffs  
8 herein, by placing a true copy thereof enclosed in a sealed envelope with postage  
9 thereon fully prepaid, in the United States mail at San Francisco, California,  
10 addressed as follows

11  
12 Robert P. Gates, Esq.  
13 Erskine & Tulley  
14 220 Montgomery Street, Suite 315  
15 San Francisco, CA 94104  
16  
17  
18

19 I declare under penalty of perjury that the foregoing is true and correct, and  
20 that this declaration was executed at San Francisco, California, this 24th day of  
21 February, 2015.  
22  
23

24 Cheryl Campos  
25 CHERYL CAMPOS  
26  
27  
28