

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

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Case Number: CUD-15-651037

Filing Date: Feb-25-2015 10:57

Filed by: CAROL BALISTRERI

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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

10 F I L E D
11 Superior Court of California
12 County of San Francisco

13 FEB 25 2015

14 CLERK OF THE COURT
15 BY: *Carolee Occhipinti* R
16 Deputy Clerk

17 SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO

18 LIMITED JURISDICTION

19 THOMAS NICHOLSON, etc., et al.,) No. CUD-15-651037
20)
21 Plaintiff,) DEFENDANT PAUL DICKERSON'S
22 vs.) ANSWER TO FIRST AMENDED
23) COMPLAINT FOR UNLAWFUL
24 PAUL DICKERSON, et al.,) DETAINER
25)
26 Defendants.)
27)
28 _____)

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

22 AFFIRMATIVE DEFENSES

23 2. Plaintiff is endeavoring to recover possession in violation of San Francisco Administrative
24 Code Sec. 37.9 and the Rules and Regulations promulgated thereunder because Defendant
25 resides at the subject premises.

- 26 3. Plaintiff has breached the warranty to provide habitable premises.
27 4. The complaint fails to state a cause of action.

28 Answer, etc.

1

2 WHEREFORE, DEFENDANT REQUESTS:

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5. That Plaintiff take nothing requested in the Complaint.

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6. Costs incurred in this proceeding.

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7. Reasonable attorney's fees.

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

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

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12

Dated: February 24, 2015.

13



ALBERT L. BOASBERG,
Attorney for Defendant

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VERIFICATION

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Dated: February 24, 2015.

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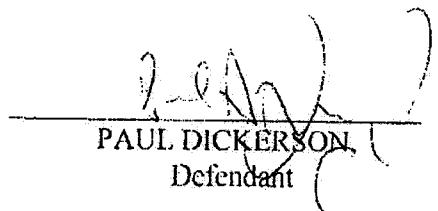
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PAUL DICKERSON
Defendant

FAX

1
2 PROOF OF SERVICE BY MAIL -- C.C.P. 1013 (a), 2015.5
3
4

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

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

13 Robert P. Gates, Esq.
14 Erskine & Tolley
15 220 Montgomery Street, Suite 315
16 San Francisco, CA 94104

17
18 I declare under penalty of perjury that the foregoing is true and correct, and
19 that this declaration was executed at San Francisco, California, this 24th day of
20 February, 2015.

21
22
23
24 Cheryl Campos
25 CHERYL CAMPOS
26
27
28