

CIVIL COURT OF THE CITY OF NEW YORK

County of _____

Housing Part

Index No.: _____

**ANSWER IN WRITING
AND
VERIFICATION**

*Respondent is to have a copy of
this answer served on Petitioner or
Attorney for Petitioner:*

-against- Petitioner(s),

Respondent(s)

I, _____ am the Respondent **or** Claiming possession in this proceeding.

As my answer to the allegation(s) made in the Petition, I offer the following:

Initial each numbered statement below that applies

SERVICE

- 1. _____ I did not receive a copy of the Petition and Notice of Petition.
- 2. _____ I received the Petition and Notice of Petition, but service was not correct as required by law.

PARTIES

- 3. _____ The respondent is indicated improperly, by the wrong name, or is not indicated on the Petition and Notice of Petition.
- 4. _____ The Petitioner is not the Landlord or Owner of the building.

RENT

- 5. _____ I was not asked, either orally or in writing, to pay the rent before I received the Petition and Notice of Petition.
- 6. _____ I tried to pay the rent, but the Petitioner refused to accept it.
- 7. _____ The monthly rent being requested is not the legal rent or the amount on the current lease.
- 8. _____ The Petitioner owes money to the Respondent because of a rent overcharge.
- 9. _____ The rent, or a portion of the rent, has already been paid to the Petitioner.

APARTMENT

- 10. _____ There are conditions in the apartment which need to be repaired and/or services which the Petitioner has not provided.
- 11. _____ The Respondent receives Public Assistance and there are Housing Code violations in the apartment or the building.
- 12. _____ The apartment is an illegal apartment.

OTHER

- 13. _____ Laches.
- 14. _____ General Denial.
- 15. _____ Respondent/Person claiming possession is in the military service or is a dependant of someone in the military service.
- 16. _____ Other/Counterclaim _____

A copy of this Answer must be served on (Attorney for) petitioner, then the original with Affidavit of Service is to be filed in the court. See Answer in Writing Instructions.

VERIFICATION

State of New York, County of _____ss:

_____, being duly sworn, deposes and says: I am the respondent/person claiming possession in this proceeding. I have read the Answer in Writing and know the contents thereof to be true to my own knowledge, except as to those matters stated on information and belief, and as to those matters I believe them to be true.

Sworn to before me this ____ day of _____, 20____.

Notary

Signature of Respondent/Person claiming possession

This case is scheduled to appear on the calendar as follows:

Date: _____ Part: _____ Room: _____ Time: _____ Both sides notified _____

CIVIL COURT OF THE CITY OF CITY OF NEW YORK
Housing Part

TO: