

(5) I understand that I must still pay rent and comply with other obligations I have under my tenancy, lease agreement, or contract, and understand that fees, penalties, or interest may still be collected or charged during this time.

(6) I understand that at the end of this temporary halt on evictions on June 30, 2021, my landlord may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction at a later time.

b. The eviction notice ("Notice to Quit") was improper because:

c. Plaintiff refused to accept the payment I offered or refused to allow me to fix the problem.

d. 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:

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

f. 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

| | | |
|---|-------|-----|
| Certificate of Service | | |
| A copy of this answer was sent to plaintiff at: | | |
| _____ | | |
| Mailing Address | | |
| _____ | | |
| City | State | ZIP |
| on _____ | | |
| Date | | |
| by _____ | | |
| Signature of Defendant | | |

Printed Name

Mailing Address

City State ZIP

Daytime Contact or Message Phone