IN THE DISTRICT/SUPERIOR COURT FOR THE STATE OF ALASKA
AT _____

_____)	
_____ DOB _____)	
Plaintiff,)	
vs.)	
_____ DOB _____)	
_____ DOB _____)	CASE NO. _____
Defendant(s).)	ANSWER TO F.E.D. COMPLAINT

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: _____
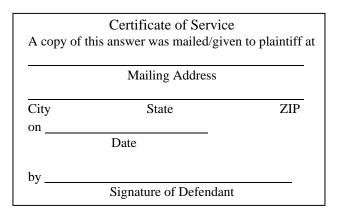
        _____

        _____

    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:

    ☐ The court deny plaintiff's claims.
    ☐ Actual and statutory damages in an amount to be proven at trial.
    ☐ My costs and attorney fees.
    ☐ Other relief as may be just and appropriate

_____   _____
Date   Signature of Defendant

| Certificate of Service | Printed Name |
| A copy of this answer was mailed/given 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

Page 2 of 2
CIV-735 (5/04)(cs)
ANSWER TO F.E.D. COMPLAINT

Civil Rules 7-16 and 85
AS 34.03.070(d), & .160 - .210
AS 09.45.100 - .120