

MAGISTRATE COURT OF LOWNES COUNTY

Plaintiff _____

Vs

Dispossessory Action # _____

Defendant _____

ANSWER TO DISPOSSESSORY WARRANT

- ____ I am the Defendant and I state the following in response to the Plaintiff's claim:
____ The Plaintiff is not my landlord.
____ My landlord did not give me proper notice that my lease or rental agreement was terminated or that I had to move before filing this lawsuit.
____ My landlord terminated my lease without a valid reason.
____ I do not owe any rent to my landlord.
____ I offered to pay my rent on or before the date I usually pay, but the landlord refused to accept it.
____ My landlord would not accept my rent and the cost of this warrant even though he has not sued me within the last twelve (12) months.
____ My landlord has failed to repair the property. This failure has lowered its value or resulted in other damages more than the rent claimed.
____ My landlord is not entitled to evict me or secure a money judgment for the following reasons:

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COUNTERCLAIM

- ____ My landlord owes me \$_____ for the following reason (s):
____ My landlord failed to repair my property. Due to this failure, its value has been reduced \$_____ for each month for _____ month (s).
____ Since my landlord failed to make requested repairs, I made these repairs that cost \$_____.
____ My landlord's failure to repair resulted in damages of \$_____ to my person/property.
____ Other reasons why the landlord owes me money are:

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WHEREFORE, I ask the Court to:

- ____ (A) Dismiss Plaintiff's lawsuit with all costs assessed against the Plaintiff;
____ (B) Enter a judgment in my favor and against Plaintiff; and
____ (C) Grant such other and further relief as the Court deems just and proper.
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Defendant's Mailing Address: _____

Daytime Contact Number: _____

Defendant's Signature: _____

(Office Use Only)

FILED IN THIS OFFICE THIS _____ DAY OF _____, 20____.

DEPUTY CLERK SIGNATURE _____