

Name: _____

Mailing Address: _____

Email: _____ Phone: _____

By providing an email address, I agree that the court and other parties can send court documents to me at this email address.

[Fill in the court location, names, and case number exactly the same as on the complaint.]

IN THE DISTRICT/SUPERIOR COURT FOR THE STATE OF ALASKA

AT _____

_____	)	
_____	)	
_____	)	DOB _____
_____	)	
Plaintiff,	)	
vs.	)	
_____	)	DOB _____
_____	)	
_____	)	DOB _____
_____	)	CASE NO. _____
_____	)	
Defendant(s).	)	

ANSWER TO FORCIBLE ENTRY AND DETAINER (EVICTION) 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. 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

Print or Type Name

See instructions for the REQUIRED service and use of TrueFiling on the next page.

Use of TrueFiling

([Administrative Bulletin No. 92](#) - AB 92)

1. See if TrueFiling is available for your case type and court location at ak-courts.info/tfcourts.
2. If available, you **must** use TrueFiling unless you are exempt. You are exempt if one of these applies:
 - You are in a jail or correctional facility.
 - You have a disability under the Americans with Disabilities Act (ADA).
 - You do not have safe access to a computer, internet, or email.
 - You cannot get the help you need to use TrueFiling.
 - You have a language barrier or are Limited English Proficient.

You do not need to prove you are exempt. If you are exempt **and** you choose not to use TrueFiling, check and sign the text box below. If you sign below, you can only give documents to the court by mail or in person. You cannot email them.

☐ I certify that I am exempt from using TrueFiling for a reason listed in AB 92.

Signature: _____ Print or Type Name: _____

Service Instructions

You must give a copy of this form (and everything attached to it) to every party in the case. This is called "service."

Use TrueFiling to serve the other party if:

- Both you and the other party are using TrueFiling.
- You are using TrueFiling and the other party gave their email address to the court.

Use the Certificate of Service below if:

- The other party is not using TrueFiling and did not give their email address to the court.
- TrueFiling is not available - check TrueFiling availability at <https://ak-courts.info/tfcourts>
- You are exempt from using TrueFiling.

Certificate of Service

I certify on _____ at _____ *[date/time]* I gave a copy of this document **and** any attachments by ☐ mail. ☐ hand-delivery. ☐ TrueFiling. ☐ email. *[You can only use email if the other party provided an email address to the court].*

I served these people: _____

Signature: _____