

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME _____ FIRM NAME _____ ADDRESS _____ CITY _____ E-MAIL ADDRESS (Optional): _____ ATTORNEY FOR (Name): _____	STATE BAR NO. _____ STATE _____ ZIP CODE _____ TELEPHONE NO. _____ FAX NO. (Optional): _____	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF _____ STREET ADDRESS _____ MAILING ADDRESS _____ CITY AND ZIP CODE _____ BRANCH NAME _____		
PLAINTIFF: DEFENDANT:		
ANSWER-UNLAWFUL DETAINER		CASE NUMBER _____

1. **Defendant** (each defendant for whom this answer is filed must be named and must sign this answer unless his or her attorney signs):

answers the complaint as follows:

2. Check **ONLY ONE** of the next two boxes:

- a. ☐ Defendant generally **denies each** statement of the complaint. (Do not check this box if the **complaint** demands more than \$1,000.)
- b. ☐ Defendant admits that all of the statements of the complaint are true **EXCEPT**:
- (1) Defendant claims the following statements of the **complaint** are false (state paragraph numbers from *the complaint* or explain below or on form MC-025): ☐ Explanation is on MC-025, titled as Attachment 2b(1).
- (2) Defendant has no information or belief that the following statements of the complaint are true, so defendant denies **them** (state paragraph numbers from *the complaint* or explain below or on form MC-025): ☐ Explanation is on MC-025, titled as Attachment 2b(2).

3. **AFFIRMATIVE DEFENSES** (NOTE: For each box checked, you must state brief facts to support it in item 3k (top of page 2).)

- a. ☐ (nonpayment of rent only) Plaintiff has breached the warranty to provide habitable premises.
- b. ☐ (nonpayment of rent only) Defendant made needed repairs and properly deducted the cost from the rent, and plaintiff did not give proper credit.
- c. ☐ (nonpayment of rent only) On (date): _____ before the notice to pay or quit expired, defendant offered the rent due but plaintiff would not accept it.
- d. ☐ Plaintiff waived, changed, or canceled the notice to quit.
- e. ☐ Plaintiff served defendant with the notice to quit or filed the complaint to retaliate against defendant.
- f. ☐ By serving defendant with the notice to quit or filing the complaint, plaintiff is arbitrarily discriminating against the defendant in violation of the Constitution or the laws of the United States or California.
- g. ☐ Plaintiff's claim and for possession violates the local rent control or eviction control ordinance of (city or county, title of ordinance, and date of passage): _____
- (Also, briefly state in item 3k the facts showing violation of the ordinance.)
- h. ☐ Plaintiff accepted rent from defendant to cover a period of time after the date the notice to quit expired.
- i. ☐ Plaintiff seeks to evict defendant based on acts against defendant or a member of defendant's household that constitute domestic violence, sexual assault, or stalking. (A temporary *restraining order*, protective order, or police report not more than 180 days old is required naming you or your household member as the protected party or a victim of these crimes.)
- j. ☐ Other affirmative defenses are stated in item 3k.

CASE NUMBER

3. AFFIRMATIVE DEFENSES (cont'd)

k. Facts supporting affirmative defenses checked above (*identify facts for each item by its letter from page 1 below or on form MC-025*):

☐ Description of facts is on MC-025, titled as Attachment 3k.

4. OTHER STATEMENTS

a. ☐ Defendant vacated the premises on (*date*):

b. ☐ The fair rental value of the premises alleged in the complaint is excessive (*explain below or on form MC-025*):

☐ Explanation is on MC-025, titled as Attachment 4b.

c. ☐ Other (*specify below or on form MC-025 in attachment*):

☐ Other statements are on MC-025, titled as Attachment 4c.

5. DEFENDANT REQUESTS

a. that plaintiff take nothing requested in the complaint.

b. costs incurred in this proceeding.

c. ☐ reasonable attorney fees.

d. ☐ that plaintiff be ordered to (1) make repairs and correct the conditions that constitute a breach of the warranty to provide habitable premises and (2) reduce the monthly rent to a reasonable rental value until the conditions are corrected.

e. ☐ Other (*specify below or on form MC-025*):

☐ All other requests are stated on MC-025, titled as Attachment 5e.

6. Number of pages attached: _____

UNLAWFUL DETAINER ASSISTANT (Bus. & Prof. Code §§ 6400-6415)

7. (*Must be completed in all cases.*) An **unlawful detainer assistant** ☐ did not ☐ did for compensation give advice or assistance with this form. (*If defendant has received any help or advice for pay from an unlawful detainer assistant, state:*

a. Assistant's name: _____ b. Telephone No.: _____

c. Street address, city, and zip code: _____

d. County of registration: _____ e. Registration No.: _____ f. Expires on (date): _____

(*Each defendant for whom this answer is filed must be named in item 1 and must sign this answer unless his or her attorney signs.*)

(TYPE OR PRINT NAME)

(SIGNATURE OF DEFENDANT OR ATTORNEY)

(TYPE OR PRINT NAME)

(SIGNATURE OF DEFENDANT OR ATTORNEY)

VERIFICATION

(*Use a different verification form if the verification is by an attorney or for a corporation or partnership.*)

I am the defendant in this proceeding and have read this answer. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Date:

(TYPE OR PRINT NAME)

(SIGNATURE OF DEFENDANT)

SHORT TITLE:

VS

CASE NUMBER

ATTACHMENT (Number): _____

*(This Attachment may be used with any Judicial Council form.)*1
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25*(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)*Page _____ of _____
(Add pages as required)

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(Required for verified pleading) The items on this page stated on information and belief are (specify item numbers, not line numbers):

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