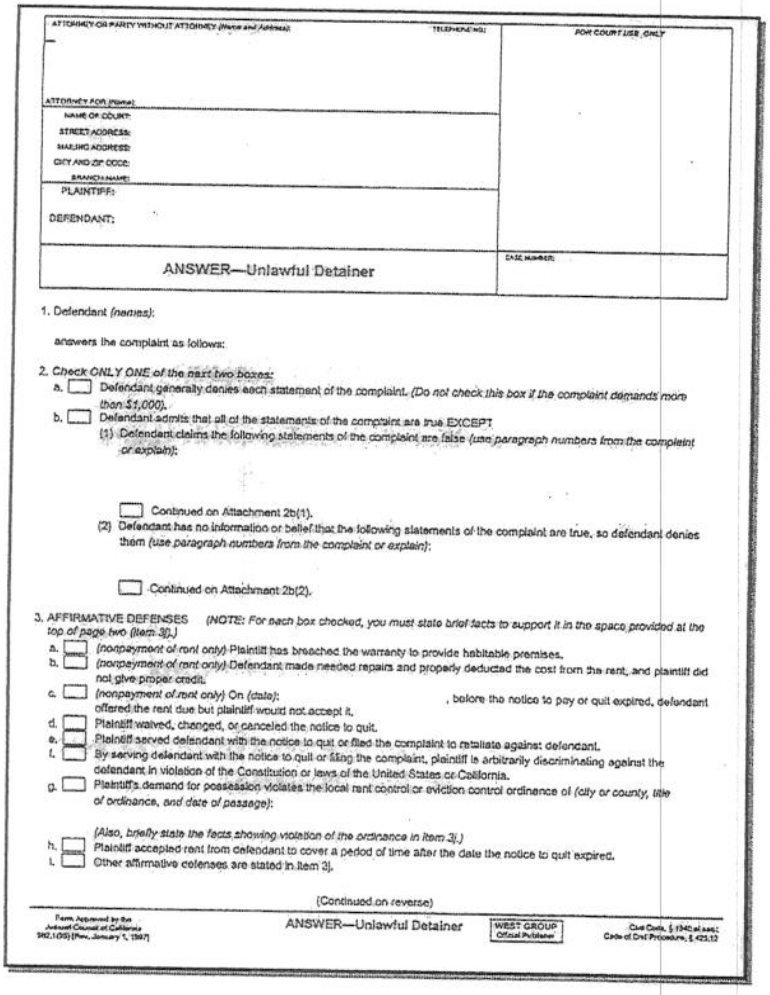

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): TELEPHONE NO: FOR COURT USE ONLY

ATTORNEY FOR (Name):

NAME OF COURT:
STREET ADDRESS:
MAILING ADDRESS:
CITY AND ZIP CODE:
BRANCH NAME:

PLAINTIFF:

DEFENDANT:

ANSWER—Unlawful Detainer

CASE NUMBER:

1. Defendant *(names)*:

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 *(use paragraph numbers from the complaint or explain)*:

☐ Continued on Attachment 2b(1).
(2) ☐ Defendant has no information or belief that the following statements of the complaint are true, so defendant denies them *(use paragraph numbers from the complaint or explain)*:

☐ Continued on Attachment 2b(2).

3. AFFIRMATIVE DEFENSES *(NOTE: For each box checked, you must state brief facts to support it in the space provided at the top of page two (item 3f).)*
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 laws of the United States or California.
g. ☐ Plaintiff's demand 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 the facts showing violation of the ordinance in item 3f.)
h. ☐ Plaintiff accepted rent from defendant to cover a period of time after the date the notice to quit expired.
i. ☐ Other affirmative defenses are stated in item 3j.

(Continued on reverse)

Form Approved by the Judicial Council of California 982.1(05) [Rev. January 1, 1997]

ANSWER—Unlawful Detainer

WEST GROUP Official Publisher

Civil Code, § 1940 et seq.; Code of Civil Procedure, § 425.12

How to fill out

ANSWER – Unlawful Detainer UD-105

DIRECTIONS

- Leave this page blank – Defendant fills out this form.

Leave this form (both pages) blank. This form is served on defendant(s). The defendant(s) **may** choose to complete and file this form within five days of service. It must be served blank.