DISTRICT COURT OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ COUNTY, KANSAS

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Plaintiff

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address

 Case No. \_\_\_\_\_\_\_\_\_\_

v.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Defendant

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address

**ANSWER TO PETITION FOR EVICTION**

Defendant states the following in answer to Plaintiff’s claim(s):

1. [ ]  I **ADMIT** the statements in Plaintiff’s Petition, agree Plaintiff has a right to evict me, and agree Plaintiff is entitled to all damages demanded in the Petition.

(*Check this box if you are not challenging the eviction lawsuit and agree with the Plaintiff’s request for judgment against you.)*

1. [ ]  I **DENY** some or all the statements in Plaintiff’s Petition, as shown below.

(*Check ADMIT only if the statement is included in the Petition and the statement is true. Check DENY for all other statements.)*

1. **ADMIT** [ ]  **DENY** [ ]  that Plaintiff is the owner or an agent of the owner of the property described in the Petition.
2. **ADMIT** [ ]  **DENY** [ ]  that I am in possession of the property described in the Petition.
3. **ADMIT** [ ]  **DENY** [ ]  that I entered a rental agreement with Plaintiff on the date listed in the Petition.
4. **ADMIT** [ ]  **DENY** [ ]  that I failed to pay rent due under the rental agreement on the dates listed in the Petition.
5. **ADMIT** [ ]  **DENY** [ ]  that I owe Plaintiff the amount of rent listed in the Petition.
6. **ADMIT** [ ]  **DENY** [ ]  that Plaintiff gave me a notice terminating the rental agreement and a notice to leave the property. The notice was delivered on the date listed in the Petition.
7. **ADMIT** [ ]  **DENY** [ ]  that after I received a notice to terminate the rental agreement and notice to leave the property for failure to pay the rent, I did not pay the overdue rent before the deadline listed in the notice.
8. **ADMIT** [ ]  **DENY** [ ]  that I caused damages in the amount and type listed in the Petition.
9. I **ADMIT** the following additional statements from the Petition:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. I **DENY** the following additional statements from the Petition:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **DEFENSES** (*If you leave this section blank, the court will assume you are not claiming any additional defenses to the eviction.)*

In addition to any statements that I denied in paragraph 2, I believe I should not be evicted, or Plaintiff is not entitled to the money demanded, for the following reasons:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*(Defenses are listed in K.S.A. 60-208(c) and in K.S.A. 58-2540 et seq.)*

1. **COUNTERCLAIMS** (*If you leave this section blank, the court will assume you are not making any counterclaims against Plaintiff.)*
	1. In addition to any statements that I denied in paragraph 2 and any defenses raised in paragraph 3, I make a counterclaim against Plaintiff. I claim Plaintiff failed to comply with the rental agreement, Plaintiff’s duties as a landlord, or both, by:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* 1. Because of Plaintiff’s failure to comply with the rental agreement, Plaintiff’s duties as a landlord, or both, I suffered the following damages:

[ ]  The fair rental value of the property was decreased in the amount of $\_\_\_\_\_\_\_\_\_\_ per month for \_\_\_\_\_\_\_\_\_\_ months.

[ ]  I made repairs to the rental property at my own expense, and the amount of those repairs was $\_\_\_\_\_\_\_\_\_\_.

[ ]  My personal property was damaged or destroyed, and the value of that personal property was $ \_\_\_\_\_\_\_\_\_\_.

[ ]  Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **DEFENDANT REQUESTS** the court (*check all that apply*):

[ ]  Deny Plaintiff’s claims and enter judgment in favor of Defendant for possession of the property.

[ ]  Order rent returned to Defendant because of the decreased fair rental value of the property.

[ ]  Order Plaintiff to reimburse Defendant for repairs Defendant made to the rental property.

[ ]  Order Plaintiff to make necessary repairs at the property.

[ ]  Order damages to Defendant in an amount to be proven at trial.

[ ]  Award Defendant costs and, if appropriate, attorney fees.

[ ]  Award any other relief that the court may find just and appropriate.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Defendant or Defendant’s Attorney

Printed Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Bar # (if applicable): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 City, State, Zip: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Fax # (if you have one): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Email address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*Update the court as soon as possible if your contact information changes.*

**CERTIFICATE OF SERVICE**

 On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (date), I delivered or mailed a copy of the above Answer to the person(s) listed below, at the address shown:

 Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 City, State Zip:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature