

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.)

2. 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.)
 - a. **ADMIT** **DENY** that Plaintiff is the owner or an agent of the owner of the property described in the Petition.

 - b. **ADMIT** **DENY** that I am in possession of the property described in the Petition.

 - c. **ADMIT** **DENY** that I entered a rental agreement with Plaintiff on the date listed in the Petition.

 - d. **ADMIT** **DENY** that I failed to pay rent due under the rental agreement on the dates listed in the Petition.

- e. **ADMIT** **DENY** that I owe Plaintiff the amount of rent listed in the Petition.
- f. **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.
- g. **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.
- h. **ADMIT** **DENY** that I caused damages in the amount and type listed in the Petition.
- i. I **ADMIT** the following additional statements from the Petition:

- j. I **DENY** the following additional statements from the Petition:

3. **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.)

4. **COUNTERCLAIMS** *(If you leave this section blank, the court will assume you are not making any counterclaims against Plaintiff.)*

- a. 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:

b. 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 _____

5. **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