



MARICOPA COUNTY JUSTICE COURTS

If you want to file a...

EVICITION ACTION ANSWER

(Deny or contest the allegations)



MARICOPA COUNTY JUSTICE COURTS

ANSWER

If you wish to contest the allegations of an Eviction Action, you should file a formal written ANSWER (no fee) stating your legal defenses to the complaint against you.

Note: Non-payment of rent for lack of funds for any reason is not a legal defense.

You may find more helpful information and videos at www.azcourts.gov/eviction or www.azcourts.gov/desalojo (Spanish)

Please STOP:

If you have not been served with a Summons and Complaint, or
If your court appearance date has passed or if a judgment has been entered, or
If you are not contesting the complaint.

Please PROCEED:

If you are contesting the complaint, or
If your court appearance date has not passed and no judgment has been entered.

COUNTERCLAIM

If you wish to file a Counterclaim, please ask for or download the How-To packet for filing an eviction Counterclaim. It must be filed with the court at the same time the Answer is filed **and** prior to the initial hearing.

Attorney for Plaintiff(s) Name / Address / Email / Phone Bar Number



Maricopa County Justice Courts, Arizona

CASE NUMBER: _____

Plaintiff(s) Name / Address / Email / Phone

Defendant(s) Name / Address / Email / Phone

ANSWER (Eviction Action)

I am answering on behalf of: Myself Partnership
 Marital Community Other: _____
(Requires signature of both husband and wife)

I ADMIT the following portion(s) of plaintiff's complaint. _____

I ask the court to dismiss plaintiff's complaint for the following reason(s):

This court does not have jurisdiction, because: _____

Plaintiff is not the proper party to file the complaint against me, because: _____

I am not the person or party against whom this claim should be made because: _____

Proper notice was not given to me as required by law.

Other Defenses: _____

I DENY that I have:

Failed to pay rent as agreed. All rent has been paid as required by the rental agreement.

Committed any material non-compliance of the rental agreement.

Committed damage to the property.

Rent has not been paid because the plaintiff has violated the rental agreement or the Residential Landlord and Tenant Act. I gave the plaintiff written notice as required by the rental agreement and the Act. Attached is a copy of the notice that I gave. The plaintiff committed the following violations: _____

I am asking the court to deny Plaintiff's complaint. I am also asking for reimbursement of my court costs. I state under penalty of perjury that the foregoing is true and correct.

Date: _____ Defendant _____ Defendant _____

Please inform court staff if interpreter services are required.

Yes, I need interpreter services. Language: _____

I CERTIFY that I have / will mail a copy of this document on the same day to:

Plaintiff at the above address

Plaintiff's attorney

Date: _____ By _____
Defendant