

SHORT TITLE:

Brown vs. Cotton

CASE NUMBER

105964

ANSWER—Unlawful Detainer

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- g. ☐ Plaintiff accepted rent from defendant to cover a period of time after the date stated in paragraph 8.b. of the complaint.
- h. ☐ (nonpayment of rent only) On (date): defendant offered the rent due but plaintiff would not accept it.
- i. ☐ Defendant made needed repairs and properly deducted the cost from the rent, and plaintiff did not give proper credit.
- j. ☒ Other affirmative defenses. (Briefly state below in item 4.k.)
- k. FACTS SUPPORTING AFFIRMATIVE DEFENSES CHECKED ABOVE (Identify each item separately.)

- 4b) The plaintiff let the defendant get behind on the rent before and catch up. The plaintiff gave the defendant more than one notice to quit.
- 4d) The plaintiff has failed to perform under the rental agreement the maintenance repairs to a leaky kitchen faucet, a bullet hole in the window and various carpet stains.
- 4f) Plaintiff's is in violation of the Rent Ordinance in that the plaintiff's dominant motive for filing the present action is not one of the "just causes" allowed under the ordinance.
- 4j) Plaintiff has failed to allege facts sufficient to state a cause of action.

☐ Continued on Attachment 4.k.

5 OTHER STATEMENTS

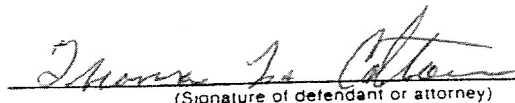
- a. ☐ Defendant vacated the premises on (date):
- b. ☒ Defendant claims a credit for deposits of \$ in an amount according to proof.
- c. ☒ The fair rental value of the premises in item 12 of the complaint is excessive (explain): due to the defects listed above.
- d. ☐ Other (specify):

6 DEFENDANT REQUESTS

- a. that plaintiff take nothing requested in the complaint.
- b. costs incurred in this proceeding.
- c. ☐ reasonable attorney fees.
- d. ☒ other (specify): Such other relief as the court deems just and proper.

Thomas L Cotton

(Type or print name)


(Signature of defendant or attorney)

(Type or print name)

(Signature of defendant or attorney)

(Each defendant for whom this answer is filed must be named in item 2 and must sign this answer unless represented by an attorney.)

VERIFICATION

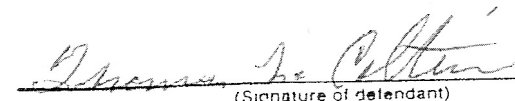
(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

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 this answer is true and correct.

Date: 6/10/94

Thomas L. Cotton

(Type or print name)


(Signature of defendant)