Form PS–01 Rev. 4/14	**Answer to Landlord's Claim** Residential Eviction/Unlawful Detainer	Case Number:

In the District Court of *(county):* _____ County, Alabama

_____ v. _____

Plaintiff's First and Last Name (Landlord) | **Defendant's First and Last Name** (Tenant)

Instructions to Defendant: Your landlord (the Plaintiff) is trying to evict you. The reasons for the eviction are on the *Statement of Claim* that were served or posted on your door.

If you disagree with the eviction, follow steps ①-⑤ below by the deadline.

The **deadline** is **7 days** after the date you were served the *Statement of Claim*, or it was posted on your door. But you can still file your answer after the deadline if the court has not entered judgment yet.

① Fill out and sign this *Answer.*

② Make a copy of your *Answer*, and mail or deliver the copy to your landlord, or your landlord's lawyer at the address on the *Statement of Claim* by the deadline.

③ Fill out and sign the *Certificate of Service* at the bottom of this page.

④ Mail or deliver your original *Answer* to your county's District Court Clerk. The Clerk's address is on the *Statement of Claim.* If you mail the *Answer* to the Clerk, the Clerk must **receive** it by the deadline.

⑤ Keep a copy of this *Answer* for your records.

If you answer, the court will mail you a notice with the date of your trial. At the trial, you can present evidence and witnesses' testimony, and tell the judge your side. If you do not answer, you may be evicted and the landlord may also be able to get a money judgment against you.

To oppose the eviction and/or your landlord's claim for money, fill out and sign below:

I am the Defendant in this case, and I disagree with my landlord's (the Plaintiff's) *Statement of Claim*.
I demand that the landlord provide strict proof of the alleged claims.

According to the law, the Court should reject the Plaintiff's claims because *(check all that apply):*

a. ☐ My landlord (the Plaintiff) did not serve me with a proper termination of lease notice before filing this case.

b. ☐ I did everything my landlord (the Plaintiff) required me to do to avoid eviction before the legal deadline.

c. ☐ I took the money owed to my landlord (the Plaintiff) by the deadline, but my landlord refused to accept it.

d. ☐ My landlord (the Plaintiff) accepted payment from me *after* sending me the lease termination notice. This means the landlord cannot use the lease termination notice to evict me.

e. ☐ The *Summons* and *Statement of Claim* were not given to me or any responsible person living with me. This means my landlord (the Plaintiff) cannot get a money judgment against me.

f. ☐ A deputy sheriff or process server gave the *Summons* and *Statement of Claim* to me or a responsible person living with me. I deny that I owe my landlord (the Plaintiff) the amount listed on the *Statement of Claim.*

g. ☐ Other *(explain):*_____

_____

I ask the Court to deny the eviction and/or to not allow a money judgment against me.

Sign here: ▶ _____ Date: _____

Your address: _____ Tel #: _____

Certificate of Service — I certify that a true copy of this *Answer* was delivered or mailed to the Plaintiff (the landlord) or the Plaintiff's lawyer on *(date):* _____, at the following address:

_____

mailing address | city | state | zip

Sign here: ▶ _____ Date: _____

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