Full Name of Party Filing Document

Mailing Address (Street or Post Office Box)

City, State and Zip Code

Telephone

Email Address (if any)

IN THE DISTRICT COURT FOR THE JUDICIAL DISTRICT

FOR THE STATE OF IDAHO, IN AND FOR THE COUNTY OF

|  |  |
| --- | --- |
|   , Plaintiff(s), vs.  , Defendant(s). | Case No. ANSWER TO COMPLAINTFOR EVICTION AND DEMAND FOR A JURY TRIAL(EXPEDITED PROCEEDING) Fee Category: I.1.  Filing Fee: $  |
|  |  |

(Your name/s) , for his/her/their Answer to the Complaint for Eviction, states:

1. I/we admit the following paragraphs (list each paragraph number):

 .

2. I/we deny the following paragraphs (list each paragraph number):

 .

3. I/we deny the following paragraphs because I/we do not have enough information to admit or deny them (list each paragraph number):

 .

4. I/we deny the portion of paragraph , that states: and I/we admit the remaining portion of that paragraph.

5. I/we deny the portion of paragraph , that states: and I/we admit the remaining portion of that paragraph.

6. I/we deny everything I/we did not admit.

Demand for Jury Trial.

1. There is an issue of fact in this case given that: (describe the disputed fact)

1. This issue of fact is being presented by pleading via this Answer to Complaint for Eviction.
2. Under Idaho Code § 6-313, this case must be tried by a jury. I do not waive my right to a jury trial.
3. The Defendant(s), pursuant to I.R.C.P. Rule 38, Idaho Code § 6-313, and Art. I § 7 of the Idaho Constitution, demands a jury trial in this action.

 DEFENSES

⬜ 1. Plaintiff(s) knew at the time we entered into the rental agreement that the premises were uninhabitable.

⬜ 2. I/we paid all of my/our rent.

⬜ 3. A three-day notice was not served upon me/us as required by Idaho Code §§ 6-303 and 6-304.

⬜ 4. The Complaint was filed and Summons issued before the end of the three-day notice period in which to pay rent or move.

⬜ 5. The three-day notice fails to state the amount of rent owed.

⬜ 6. I am being evicted in retaliation for requesting repairs.

⬜ 7. I tried to pay rent before the time period of the three-day notice expired and the Plaintiff(s) refused my payment.

⬜ 8. Other Defendant(s) request(s) the following relief:

1. The complaint be dismissed;

2. Defendant(s) be awarded costs.

VERIFICATION: I certify I have read this Answer and state that all facts included are true.

Date:

Typed/printed name Signature

**CERTIFICATION UNDER PENALTY OF PERJURY**

I certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct.

Date:

Typed/printed name Signature

CERTIFICATE OF SERVICE

I certify that on (date) I served a copy to: (name all parties in the case other than yourself)

|  |  |
| --- | --- |
|  (Name) (Street or Post Office Address) (City, State, and Zip Code) | * By mail
* By fax (number)
* By personal delivery
* Overnight delivery/Fed Ex
 |
|  (Name) (Street or Post Office Address) (City, State, and Zip Code) | * By mail
* By fax (number)
* By personal delivery
* Overnight delivery/Fed Ex
 |
|  Typed or printed name |  Signature |