

**SUMMARY PROCESS (EVICTION)
ANSWER TO COMPLAINT**

JD-HM-5 Rev. 12-16
C.G.S. §§ 47a-4a, 47a-5, 47a-7, 47a-20, 47a-20e, 47a-23c, 47a-33, 47a-57, 49-31p

STATE OF CONNECTICUT
SUPERIOR COURT
www.jud.ct.gov

Docket number
CV18-6006d04-5
Return date
1/16/2018

| | |
|--|---|
| Name of Plaintiff(s) (Landlord(s)) Edgewood Village, Inc. | Name of Defendant(s) (Tenant(s)) Alexandra Duncan |
| <input type="checkbox"/> Judicial District <input checked="" type="checkbox"/> Housing Session <input type="checkbox"/> Geographical Area Number | Address of Court (Number, street, and town) 121 Elm St, New Haven, CT 06510 |
| at New Haven | |

Section 1 — Summary Process (Eviction) Answer

(This section does *not* apply to Special Defenses below)

For each numbered paragraph of the landlord's Complaint, please "x" whether you Agree, Disagree or Do Not Know.

- | | | | | | |
|--|--|--------------------------------------|--|-----------------------------------|--------------------------------------|
| 1. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> | 5. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> |
| 2. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> | 6. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> |
| 3. Agree <input type="checkbox"/> | Disagree <input checked="" type="checkbox"/> | Do Not Know <input type="checkbox"/> | 7. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> |
| 4. Agree <input checked="" type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> | 8. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> |

Section 2 — Special Defenses (Facts that show the court that the plaintiff has no legal right to what the plaintiff has requested in this case.)

"x" the boxes next to the statements below that apply to you and fill in the information requested.

- a. All rent has been paid to my landlord.
- b. Rent was offered to my landlord on (date): _____ which was before the date I received the Notice to Quit.
- c. No rent is due, under Connecticut Law (section 47a-4a of the Connecticut General Statutes) because there are housing or health code violations in violation of Connecticut Law (Section 47a-7(a) of the Connecticut General Statutes). List violations below.
Broken heating to apt. 3x between 12/8/17 and Jan 8th 2018, multiple days each time. Front door lock broken, no lighting in front entrance/stairs for months - repeated calls from others, notified again.
- d. I notified my landlord, Housing Code, the Health Department, or the Building Department of the violations listed in section c above on (date): **12/9, 12/11, 12/15, 12/28, more**
- e. This eviction is being brought because I contacted my landlord or public officials or agencies to complain about my apartment (Sections 47a-20 and 47a-33 of the Connecticut General Statutes).
- f. I filed a rent increase complaint with the Fair Rent Commission on (date): _____
- g. I live in a building or complex with 5 units or more or in a mobile manufactured home park and
 - I have a physical or mental disability, or
 - I am 62 years old or older, or
 - my spouse, sibling, parent or grandparent is 62 years old or older and permanently lives with me, or
 - my spouse, sibling, parent or grandparent has a physical or mental disability and permanently lives with me

(Section 47a-23a of the Connecticut General Statutes.)

- h. (See Notice on back/page 2 of this form) This eviction was brought after a foreclosure action, and
 - I have a written lease that is still in effect or
 - I never received a 90 day letter (notice) before the notice to quit was delivered (served).

Additional Information:

In addition to no heat, front door lock + lights still have not been fixed. Basement also flooded 2x: detritus not cleaned.

HOUSING SESSION
 AT NEW HAVEN
 2018 JAN 17 PM 5:00
 CLERK'S OFFICE
 SUPERIOR COURT
 CT

Defendant's (Tenant's) Certification

I certify that a copy of this document was or will immediately be mailed or delivered electronically or non-electronically on (date) **1/18/2018** to all attorneys and self-represented parties of record and that written consent for electronic delivery was received from all attorneys and self-represented parties receiving electronic delivery.

Name and address of each party and attorney that copy was mailed or delivered to*

**Edgewood Village Inc
PO box 3389, New Haven, CT 06515**

**Attorney Stuart Margolis
350 Orange St, 2nd floor
New Haven, CT 06511**

*If necessary, attach additional sheet or sheets with name and address which the copy was mailed or delivered to. (Use form JD-CV-67, Continuation of Parties)

Signed (Individual attorney or self-represented party)

Alexandra Duncan

Print or type name of person signing

Alexandra Duncan

Mailing address

Telephone number