

STANISLAUS COUNTY SUPERIOR COURT

Turlock Division

www.stanislaus.courts.ca.gov (209) 530-3100

Revised 2/27/2023

Answer – Unlawful Detainer

This packet includes the necessary forms to respond to an eviction. You must be a named defendant in the case to file an Answer. If you would like to bring yourself into the case, you must first file a *Prejudgment Claim of Right to Possession* (CP10.5) and then you may file an Answer.

Note: A *copy* of your Answer must be served on the Plaintiff (or Plaintiff's attorney if they have one) <u>BEFORE</u> filing the original with the Court.

The Clerk's Office cannot give you legal advice nor can we tell you when your last day is to file your Answer.

Judicial Council forms, local forms and information are available in the Clerk's Office, the Stanislaus County Law Library and on the following Websites:

Stanislaus County Superior Court

- http://www.stanislaus.courts.ca.gov
 Judicial Council's Self-Help website
- http://www.courts.ca.gov/selfhelp
 For more information on Libraries, Websites, or Self-Help Legal Books
- http://www.courts.ca.gov/selfhelp/lowcost/libraries.html
 California Superior Court's Interactive Electronic Forms Program

Superior Court Small Claims Division

Email: <u>Turlock.Requests@stanct.org</u> (for questions only – not for filings)

Hours: Please refer to our website for office hours.

PROVIDES SERVICES TO PARTIES REPRESENTING THEMSELVES:

For more information, please refer to our website:

www.stanislaus.courts.ca.gov

Email: Smallclaims.advisor@stanct.org

Telephone: (209) 530-3178

All forms presented for filing must be typewritten or printed legibly in blue or black ink. All signatures must be original. All attachments must be clearly labeled and stapled to the appropriate document.

ATTORNEY OR PARTY WITHOUT ATTORNEY	STATE BAR NUMBER:	FOR COURT USE ONLY
NAME:		
FIRM NAME:		
STREET ADDRESS:		
CITY:	STATE: ZIP CODE:	
TELEPHONE NO.:	FAX NO.:	
EMAIL ADDRESS:		
ATTORNEY FOR (name):		
SUPERIOR COURT OF CALIFORNIA, COUN STREET ADDRESS: 300 Starr Avenue MAILING ADDRESS: 300 Starr Avenue CITY AND ZIP CODE: Turlock, CA 95380 BRANCH NAME:	TY OF STANISLAUS	
PLAINTIFF:		
DEFENDANT:		
ANSWER-	UNLAWFUL DETAINER	CASE NUMBER:
b. Specific Denials (Check this Defendant admits that all of the Allegations—Unlawful Detain (1) Denial of Allegations in Control (a) Defendant daims the follow explain below or, if more recommendations—Unlawful Detain Det	ck this box if the complaint demands more each statement of the complaint and of the ner (form UD-101). Is box and complete (1) and (2) below if of the statements of the complaint and of the ner (form UD-101) are true EXCEPT: Inplaint (Form UD-100 or Other Complaint	complaint demands more than \$1,000.) The Mandatory Cover Sheet and Supplemental The Mandatory Cover Sheet and Supplemental Staint for Unlawful Detainer) The (state paragraph numbers from the complaint or
them (state paragraph nun		s of the complaint are true, so defendant denies w or, if more room needed, on form MC-025):
		al Allegations—Unlawful Detainer (form UD-101) and Supplemental Allegations (form UD-101). (If
	ete (b) and (c), as appropriate.)	
	ne statements in the Verification require ory Cover Sheet and Supplemental Alleg	ed for issuance of summons—residential, item 3 gations (form UD-101), are false.
	re false (state paragraph numbers from	er Sheet and Supplemental Allegations—Unlawful form UD-101 or explain below or, if more room , titled as Attachment 2b(2)(c).

PLAINTIFF: DEFENDANT:				CASE NUMBER:
2.	b.	(2) (d) Defendant has no information or belief that the following statements on the Allegations—Unlawful Detainer (form UD-101) are true, so defendant denier form UD-101 or explain below or, if more room needed, on form MC-025): Explanation is on form MC-025, titled as Attachment 2b(2)(d).	
3.	DEFENSES AND OBJECTIONS (NOTE: For each box checked, you must state brief facts to support it in item 3w (on page more room is needed, on form MC-025. You can learn more about defenses and objections at www.courts.ca.gov/selfhelp-eviction.htm)			
	a.		(Nonpayment of rent only) Plaintiff has breached the warranty to provide habit	able premises.
	b.		(Nonpayment of rent only) Defendant made needed repairs and properly dedunot give proper credit.	
	C.		(Nonpayment of rent only) On (date): before the noti	ce to pay or quit expired, defendant offered
	d.		Plaintiff waived, changed, or canceled the notice to guit.	
	e.		Plaintiff served defendant with the notice to guit or filed the complaint to retalia	ate against defendant.
	f.		By serving defendant with the notice to quit or filing the complaint, plaintiff is a defendant in violation of the Constitution or the laws of the United States or Ca	rbitrarily discriminating against the
	g.	Plaintiff's demand for possession violates the local rent control or eviction control ordinance of (city or county, title or ordinance, and date of passage): (Also, briefly state in item 3w the facts showing violation of the ordinance.)		trol ordinance of (city or county, title of
h.			Plaintiff's demand for possession is subject to the Tenant Protection Act of 20 and is not in compliance with the act. (Check all that apply and briefly state in	
		(1)	Plaintiff failed to state a just cause for termination of tenancy in the written	n notice to terminate.
		(2)	Plaintiff failed to provide an opportunity to cure any alleged violations of to payment of rent) as required under Civil Code section 1946.2(c).	erms and conditions of the lease (other than
		(3)	Plaintiff failed to comply with the relocation assistance requirements of Ci	vil Code section 1946.2(d).
		(4)	Plaintiff has raised the rent more than the amount allowed under Civil Cod is the unauthorized amount.	
		(5)	Plaintiff violated the Tenant Protection Act in another manner that defeats	s the complaint.
	i.		Plaintiff accepted rent from defendant to cover a period of time after the date	the notice to guit expired.
	j.		Plaintiff seeks to evict defendant based on an act against defendant or a mem constitutes domestic violence, sexual assault, stalking, human trafficking, or a defense requires one of the following: (1) a temporary restraining order, promore than 180 days old; OR (2) a signed statement from a qualified third p sexual assault counselor, human trafficking caseworker, or psychologist) conditions acts).)	ber of defendant's household that buse of an elder or a dependent adult. (This otective order, or police report that is not party (e.g., a doctor, domestic violence or
	k.		Plaintiff seeks to evict defendant based on defendant or another person calling ambulance) by or on behalf of a victim of abuse, a victim of crime, or an individual the other person believed that assistance was necessary.	
	I.	Plaintiff's demand for possession of a residential property is in retaliation for nonpayment of rent or other financial obligations due between March 1, 2020, and September 30, 2021, even though alleged to be based on other reaso (Civ. Code, § 1942.5(d); Gov. Code, § 12955.)		onpayment of rent or other financial halleged to be based on other reasons.
	m.		Plaintiff's demand for possession of a residential property is based on nonpayr due between March 1, 2020, and September 30, 2021, and (check all that app	
		(1)	Plaintiff did not serve the general notice or notices of rights under the CO Code of Civil Procedure section 1179.04.	VID-19 Tenant Relief Act as required by
		(2)	Plaintiff did not serve the required 15-day notice. (Code Civ. Proc., § 1179	9.03(b) or (c).)

PL	AINTI	F:	CASE NUMBER:		
DEFE	DEFENDANT:				
3. m	(3)	Plaintiff did not provide an unsigned declaration of COVID-19–related fina Civ. Proc § 1179.03(d).)	ncial distress with the 15-day notice. (Code		
	(4) Plaintiff did not provide an unsigned declaration of COVID-19–related financial distress in the language in which the landlord was required to provide a translation of the rental agreement. (Code Civ. Proc., § 1179.03(d).)		ncial distress in the language in which the ode Civ. Proc., § 1179.03(d).)		
	(5)	Plaintiff identified defendant as a "high-income tenant" in the 15-day notice time the notice was served establishing that defendant met the definition of § 1179.02.5(b).)	e, but plaintiff did not possess proof at the of high-income tenant. (Code Civ. Proc.,		
	(6) Defendant delivered to plaintiff one or more declarations of COVID-19–related financial distress and, if required "high-income tenant," documentation in support. (Code Civ. Proc., §§ 1179.03(f) and 1179.02.5.)				
		(Describe when and how delivered and check all other items below that a	apply):		
		(a) Plaintiff's demand for payment includes late fees on rent or other fina 2020, and September 30, 2021.	ancial obligations due between March 1,		
		(b) Plaintiff's demand for payment includes fees for services that were in	creased or not previously charged.		
		(c) Defendant, on or before September 30, 2021, paid or offered plaintiff payments that were due between September 1, 2020, and September termination notices for which defendant delivered the declarations de § 1179.03(g)(2).)	er 30, 2021, and that were demanded in the		
	(7)	Defendant is currently filing or has already filed a declaration of COVID-19 (Code Civ. Proc., § 1179.03(h).)	9-related financial distress with the court.		
n.		Plaintiffs demand for possession of a residential property is based on nonpayed due between October 1, 2021, and March 31, 2022, and (check all that apply).			
	(1)	Plaintiffs notice to quit was served before April 1, 2022, and			
		 (a) Did not contain the required contact information for the pertinent gove other content required by Code of Civil Procedure section 1179.10(a) (b) Did not did not include a translation of the statutorily required notice. 			
		Code, § 1632.)	Code Civ. Froc., § 1179. To(a)(2) and Civ.		
	(2)	Plaintiffs notice to quit was served between April 1, 2022, and June 30, 20 information about the government rental assistance program and possible Procedure section 1179.10(b).			
0.		For a tenancy initially established before October 1, 2021, plaintiff's demand for based on nonpayment of rent or other financial obligations due between Marc all that apply):			
	(1)	Plaintiff did not complete an application for rental assistance to cover the before filing the complaint in this action.	rental debt demanded in the complaint		
	(2)	Plaintiffs application for rental assistance was not denied.			
	(3)	Plaintiffs application for rental assistance was denied for a reason that do judgment in an unlawful detainer action (check all that apply):	• •		
		(a) Plaintiff did not fully or properly complete plaintiff's portion of the appl § 1179.09(d)(2)(A).)			
	(4)	(b) Plaintiff did not apply to the correct rental assistance program. (Code			
	(4) (5)	An application for rental assistance was filed before April 1, 2022, and the Rental assistance has been approved and tenant is separately filing an ap			
p.		Plaintiff's demand for possession of a residential property is based on nonpayl and (check all that apply):			
	(1)	Plaintiff received or has a pending application for rental assistance from a some other source relating to the amount claimed in the notice to pay rent §§ 50897.1(d)(2)(B) and 50897.3(e)(2).)			
	(2)	Plaintiff received or has a pending application for rental assistance from a some other source for rent accruing since the notice to pay rent or quit. (+ 50897.3(e)(2).)			

	PLA	AINTIFF:	CASE NUMBER:
DE	FE	NDANT:	
3.	p.	(3) Plaintiff's demand for possession is based only on late fees for defendant 15 days of receiving governmental rental assistance. (Health & Saf. Cod	
	q.	Plaintiff violated the COVID-19 Tenant Relief Act (Code Civ. Proc., § 1179.01 et seq.) or a local COVID-19–related ordinance regarding evictions in some other way (briefly state facts describing this in item 3w).	
	r.	The property is covered by the federal CARES Act and the plaintiff did not provide 30 days' notice to vacate. (Property covered by the CARES Act means property where the landlord:	
		 is participating in a covered housing program as defined by the Violence A is participating in the rural housing voucher program under section 542 of t has a federally backed mortgage loan or a federally backed multifamily mo 	he Housing Act of 1949; or
	S.		
		(1) Plaintiff applied a security deposit to rent, or other financial obligations d	lue, without tenant's written agreement.
		(2) Plaintiff applied a monthly rental payment to rent or other financial obligation and September 30, 2021, other than to the prospective month's rent, with	
	t.	Plaintiff refused to accept payment from a third party for rent due. (Civ. Code	, § 1947.3; Gov. Code, § 12955.)
	u.	Defendant has a disability and plaintiff refused to provide a reasonable accor (Cal. Code Regs., tit. 2, § 12176(c).)	nmodation that was requested.
	٧.	Other defenses and objections are stated in item 3w.	
	W.	(Provide facts for each item checked above, either below or, if more room needed, Description of facts or defenses are on form MC-025, titled as Attachment 30	
4.	01	THER STATEMENTS	
	a. b.	Defendant vacated the premises on (date): The fair rental value of the premises alleged in the complaint is excessive (e	valain halow or, if more room pooded, on
	D.	form MC-025):	xpiairi below or, il more room rieeded, on
		Explanation is on form MC-025, titled as Attachment 4b.	
	C.	Other (specify below or, if more room needed, on form MC-025):	
		Other statements are on form MC-025, titled as Attachment 4c.	
5.	DE	EFENDANT REQUESTS	
	a.	and planta take for any sequence in the complaint.	
	b.	costs incurred in this proceeding.	
	C.	reasonable attorney fees.	
	d.	that plaintiff be ordered to (1) make repairs and correct the conditions that conditions that conditions that plaintiff be ordered to (1) make repairs and correct the conditions that conditions that conditions that conditions that conditions are sometimes and (2) reduce the monthly rent to a reasonable rental value.	onstitute a breach of the warranty to provide alue until the conditions are corrected.

PLAINTIFF:		CASE NUMBER:
EFENDANT:		
e. Other (specify below or on fo	orm MC-025): stated on form MC-025, titled as Attachmen	it 5e.
Number of pages attached:		
UNLAWFUL	L DETAINER ASSISTANT (Bus. & Prof. Co	
(Must be completed in all cases.) An u assistance with this form. (If defendant	Inlawful detainer assistant did not thas received any help or advice for pay fro	m an unlawful detainer assistant, state):
a. Assistant's name:	b. Telepho	one number:
c. Street address, city, and zip code:		
d. County of registration:	e. Registration number:	f. Expiration date:
(TYPE OR PRINT NAME)		(SIGNATURE OF DEFENDANT OR ATTORNEY)
(= 0	A	
(TYPE OR PRINT NAME)		(SIGNATURE OF DEFENDANT OR ATTORNEY)
	VERIFICATION	
(Use a different verificatio	on form if the verification is by an attorney or	for a corporation or partnership.)
I am the defendant in this proceeding a California that the foregoing is true and		enalty of perjury under the laws of the State of
Date:		
	•	
(TYPE OR PRINT NAME)		(SIGNATURE OF DEFENDANT)
Date:		`
Date.		
(TYPE OR PRINT NAME)		(SIGNATURE OF DEFENDANT)
Date:		
	•	
(TYPE OR PRINT NAME)		(SIGNATURE OF DEFENDANT)

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SUPERIOR COURT OF CALIFORNIA, COUNTY OF STRINGBUS	
other access 300 Starr Avenue 300 Starr Avenue 2007 MB 2P COR. Turfock, CA 95380 MB 2P COR.	
PETITIONE APPLANTIFE RESPONDENT DEFENDANT 3	
PROOF OF SERVICE BY FIRST-CLASS MAIL - CIVIL	CHEE MARKER 4
fl. My resiltance or business address in:	
On (data)* Sur billowing decomments (specify):	
7	
The documents are listed in the Attachment to Broad of Service by Pinsi-Clinco is (See POS-684(D)).	hal - Chill (Decuments Served)
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The equelope was addressed and maked as feltoer: Name of person served: Address of person served:	
9	
The name and address of each person to whom I mailed the documents is list by Fast-Class Mail-Claid Propose Served (FCS-000P).	ed in the Atlantinuosi to Proof of Survices
	oing is true and correct.
declare under penalty of perjury under the lesse of the State of California that the foreign	
I declare under penalty of perjury under the less of the State of California that the foreging in . $\begin{tabular}{ll} \hline 10 \\ \hline \end{tabular}$	
Omin:	

PROOF OF SERVICE BY MAIL (POS-030)

Directions

- Find the number on the sample form.
 Example: 1
- Go to the same number below to find out how to fill out the form.
- Type or print legibly in blue or black ink.
 DO NOT USE GEL PENS.

- 1) Write your name, address and phone number.
- 2) If not filled in for you, write "Stanislaus" after COUNTY OF. The address is as follows:

Street:

300 Starr Avenue

Mailing:

300 Starr Avenue

City & Zip:

Turlock, CA 95380

- 3) Write the name of the Plaintiff and Defendant.
- 4) Write in the case number. You will also find this on the complaint.
- 5) Someone over the age of 18 must "serve" or mail a copy of your answer to the Plaintiff's Attorney (if they have one) and date and sign the Proof of Service. This CANNOT BE YOU and CANNOT be someone living in the home with you. Write the address of the person mailing the Answer.
- 6) Write in the date the Answer is being mailed and the City and State it is being mailed from.
- Write in the name of the document to be mailed. (Example: "ANSWER UNLAWFUL DETAINER" or "PREJUDGMENT CLAIM OF RIGHT TO POSSESSION")
- 8) Check the box that best describes how the document was mailed.
- 9) Write in the name of the plaintiff or plaintiff's attorney (if they have one) and write in the address that the document was mailed to.
- 10) Have the person who is mailing the document date print and sign. One complete copy of the Answer & Proof of Service is then mailed. The originals and one copy are then filed with the clerk's office at the address noted above.

	103-030
ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):	FOR COURT USE ONLY
TELEPHONE NO.: FAX NO. (Optional):	
E-MAIL ADDRESS (Optional):	
ATTORNEY FOR (Name):	_
SUPERIOR COURT OF CALIFORNIA, COUNTY OF STANISLAUS STREET ADDRESS: 300 Starr Avenue	
MAILING ADDRESS: 300 Starr Avenue	
CITY AND ZIP CODE: Turlock, CA 95380	
BRANCH NAME: Turlock Division	
PETITIONER/PLAINTIFF:	
RESPONDENT/DEFENDANT:	
PROOF OF SERVICE BY FIRST-CLASS MAIL—CIVIL	CASE NUMBER:
(Do not use this Proof of Service to show service of a Sur	mmons and Complaint.)
 I am over 18 years of age and not a party to this action. I am a resident of or emptook place. 	ployed in the county where the mailing
2. My residence or business address is:	
The documents are listed in the Attachment to Proof of Service by First-Clas (form POS-030(D)).	s Mail—Civil (Documents Served)
4. I served the documents by enclosing them in an envelope and (check one):	
a. depositing the sealed envelope with the United States Postal Service wi	ith the postage fully prepaid.
b. placing the envelope for collection and mailing following our ordinary bus business's practice for collecting and processing correspondence for mai placed for collection and mailing, it is deposited in the ordinary course of a sealed envelope with postage fully prepaid.	siness practices. I am readily familiar with this illing. On the same day that correspondence is
5. The envelope was addressed and mailed as follows:	
a. Name of person served:	
b. Address of person served:	
The name and address of each person to whom I mailed the documents is liby First-Class Mail—Civil (Persons Served) (POS-030(P)).	sted in the Attachment to Proof of Service
I declare under penalty of perjury under the laws of the State of California that the fore	egoing is true and correct.
Date:	
(TYPE OR PRINT NAME OF PERSON COMPLETING THIS FORM)	(SIGNATURE OF PERSON COMPLETING THIS FORM)

INFORMATION SHEET FOR PROOF OF SERVICE BY FIRST-CLASS MAIL—CIVIL

(This information sheet is not part of the Proof of Service and does not need to be copied, served, or filed.)

NOTE: This form should **not** be used for proof of service of a summons and complaint. For that purpose, use Proof of Service of Summons (form POS-010).

Use these instructions to complete the Proof of Service by First-Class Mail—Civil (form POS-030).

A person over 18 years of age must serve the documents. There are two main ways to serve documents: (1) by personal delivery and (2) by mail. Certain documents must be personally served. You must determine whether personal service is required for a document. Use the *Proof of Personal Service–Civil* (form POS-020) if the documents were personally served.

The person who served the documents by mail must complete a proof of service form for the documents served. You cannot serve documents if you are a party to the action.

INSTRUCTIONS FOR THE PERSON WHO SERVED THE DOCUMENTS

The proof of service should be printed or typed. If you have Internet access, a fillable version of the Proof of Service form is available at www.courtinfo.ca.gov/forms.

Complete the top section of the proof of service form as follows:

<u>First box</u>, <u>left side</u>: In this box print the name, address, and telephone number of the person for whom you served the documents.

Second box, left side: Print the name of the county in which the legal action is filed and the court's address in this box. The address for the court should be the same as on the documents that you served.

Third box, left side: Print the names of the Petitioner/Plaintiff and Respondent/Defendant in this box. Use the same names as are on the documents that you served.

First box, top of form, right side: Leave this box blank for the court's use.

<u>Second box, right side</u>: Print the case number in this box. The case number should be the same as the case number on the documents that you served.

Complete items 1-5 as follows:

- 1. You are stating that you are over the age of 18 and that you are not a party to this action. You are also stating that you either live in or are employed in the county where the mailing took place.
- 2. Print your home or business address.
- 3. Provide the date and place of the mailing and list the name of each document that you mailed. If you need more space to list the documents, check the box in item 3, complete the *Attachment to Proof of Service by First-Class Mail—Civil (Documents Served)* (form POS-030(D)), and attach it to form POS-030.
- 4. For item 4:

Check box a if you personally put the documents in the regular U.S. mail. Check box b if you put the documents in the mail at your place of business.

 Provide the name and address of each person to whom you mailed the documents. If you mailed the documents to more than one person, check the box in item 5, complete the Attachment to Proof of Service by First-Class Mail—Civil (Persons Served) (form POS-030(P)), and attach it to form POS-030.

At the bottom, fill in the date on which you signed the form, print your name, and sign the form. By signing, you are stating under penalty of perjury that all the information you have provided on form POS-030 is true and correct.