

NYSCEF DOCS of the City of New York
County of New York: Housing Part

Index No. LT-300974-23/NY
RECEIVED NYSCEF: 02/10/2023

1389 Construction Corp
Petitioner(s)
-against-
Albert Anderson
Respondent(s)

Dated: 02/03/2023

ANSWER IN PERSON

Name: **Albert Anderson**
Property Address: 201 W 139th Street Apt 3A
New York, NY 10030

X Respondent / Person claiming possession has appeared and orally answered the Petition as follows:

SERVICE

- 1 I did not receive the Notice of Petition and Petition.
2 I received the Notice of Petition and Petition, but service was not correct as required by law.

PARTIES

- 3 My name appears improperly or by the wrong name or does not appear on the Notice of Petition/Petition;
the tenant is dead.
4 The Petitioner is not the Landlord, owner of the building or otherwise a proper party.

RENT

- 5 XX The Petitioner never asked me or properly asked me for the rent, orally or in writing, before starting this case.
6 I or someone on my behalf tried to pay the rent, but the Petitioner refused to accept it.
7 XXX The monthly rent asked for is not the legal rent or amount on the current lease.
8 XXX The Petitioner owes money to me because of a rent overcharge. I paid for repairs or services.
9 XXX The rent, or a part of the rent, has already been paid to the Petitioner.

APARTMENT/HOUSE

- 10 There are or were conditions in the apartment and/or the building/house which the Petitioner did not repair and/or
services which the Petitioner did not provide.
11 The petition does not properly describe the apartment/house: wrong apt/house number; wrong or missing
program(s) and/or laws covering my tenancy.
12 The apartment/house is illegal.

OTHER

- 13 The Petitioner has harmed me by waiting too long to bring this case (latches).
14 XXX General denial.ERAP PAID FEBRUARY 2022
15 New York City Only - The Petitioner has harassed me
16 I serve in the military or depend on someone in the military.
17 The petition seeks the HUD or Housing Authority Section 8 Part of the rent. The petitioner did not notify HUD
or the Housing Authority about this case.
Other:
18 XXXX COUNTERCLAIM: I seek a judgment and/or order based upon the above defense(s).
19 Other counterclaim(s):

Court Date: February 14, 2023 at 10:30 AM in Part D in Room 524

The clerk **CANNOT** change your court date. You **MUST** come and bring this form and all of your proof (receipts, photographs, etc..) with you. Be at the court house **AT LEAST 30 Minutes Prior** to your scheduled appearance time, to allow time to go through the metal detectors. **IF YOU ARE LATE OR DO NOT APPEAR YOU MAY LOSE YOUR CASE AND GET EVICTED.** If you are unable to settle your case, you may have an immediate trial. If you will not be ready for trial, you **MUST** ask the Judge for a new date. The Judge will then decide if you have shown a good reason to postpone the case.

For assistance visit a Help Center in the courthouse or the Court's website: <http://nycourthelp.gov>

Borah, Goldstein, Altschuler, Nahins & Goidel, P.C.
377 Broadway, 6th Floor
New York, NY 10013-6020

CIV-LT-91 (Revised Oct,2014)