# STATE OF VERMONT

*(a)* **COUNTY SUPERIOR COURT**

Docket No. *(b)*

*(c)*

Plaintiff(s)

 v.

*(d)*

Defendant(s)

# COUNTERCLAIMS

In addition to my Answer and the Affirmative Defenses I have raised, I am bringing the following counterclaims against my landlord for problems I have had during my tenancy.

# Retaliation

This is a retaliatory eviction because it was brought against me after:

* I complained to my landlord;
* I complained to a governmental agency (town health officer, fire inspector, housing code inspector);
* I organized or became a member of a tenant's union.

As a result of this retaliation, I have suffered actual damages.

My landlord's retaliation is an unfair or deceptive business practice that violates the Consumer Fraud Act.

# Illegal Discrimination

I was illegally discriminated against based on:

* My race
* My religion
* My national origin
* My color
* My sex
* My age
* My sexual orientation
* My marital status
* My disability or handicap
* Because I have children
* Because I receive public assistance The discrimination occurred when:

I have suffered actual harm as a result.

By discriminating against me, my landlord has engaged in an unfair or deceptive business practice that violates the Consumer Fraud Act.

# Health or Safety Violations

My home has had the following serious problems:

1.
2.
3.
4.
5.

My landlord knew about these bad conditions but failed to keep my home in good condition.

This failure has materially affected my family's health and safety.

As a result, I have suffered actual damages.

These bad conditions are an unfair or deceptive business practice that violates the Consumer Fraud Act.

# Illegal Eviction – Shut Off

My landlord illegally shut off or interfered with the following utility service(s) being supplied to my home:

As a result of this illegal eviction, I have suffered actual damages.

This illegal eviction is an unfair or deceptive business practice that violates the Consumer Fraud Act.

# Illegal Eviction – Lock Out

My landlord denied or attempted to deny me access to my apartment without a court order by doing the following:

As a result of this illegal eviction, I have suffered actual damages.

This illegal eviction is an unfair or deceptive business practice that violates the Consumer Fraud Act.

# Destruction of Property

My landlord damaged or destroyed my property.

As a result of this damage or destruction of my property, I have suffered actual damages.

This destruction or damage is an unfair or deceptive business practice that violates the Consumer Fraud Act.

# Taking My Property

My landlord illegally denied me access to the following items of my property:

As a result of this denial of access, I have suffered actual damages.

The denial of access is an unfair or deceptive business practice that violates the Consumer Fraud Act.

# Intentional Infliction of Emotional Distress

My landlord intentionally or recklessly caused me emotional distress in the following way:

My landlord's actions were outrageous and caused extreme emotional distress. As a result of this distress, I have suffered actual damages.

These actions are unfair or deceptive business practices that violate the Consumer Fraud Act.

# Other Claims and Counterclaims:

**Claims for Relief**

I request the following relief:

* Compensatory damages;
* Judgment for triple damages for my landlord's violation of the Consumer Fraud Act;
* The Court does not award attorneys' fees to the Plaintiff;
* Order the landlord to repair any defective conditions in my apartment and decrease past and/or future rent to reflect the true value of the premises until all repairs are made; and
* Any other relief the Court decides is necessary and just under the circumstances.

|  |  |  |
| --- | --- | --- |
| Date: | Signature(s): |   |
|  | Printed Name(s): |   |
|  | Mailing Address(es) |   |

Phone Number: ( )

# Certification of Mailing

I certify that I mailed a copy of the Counterclaims to:

(Name of landlord or landlord=s attorney)

 (Address)