

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:

- (a) _____
- (b) _____
- (c) _____
- (d) _____
- (e) _____

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)
