

**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:

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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:

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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:

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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:

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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:

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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:**

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**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)

\_\_\_\_\_