



New Jersey Judiciary
Civil Division

Landlord/Tenant (LT) Trial Sheet

Date _____

Residential

Commercial

Case Caption _____

LT - _____

Plaintiff Attorney _____ Defendant(s) Attorney _____

Factual Background

Documents (Ask Landlord)

Based upon the representation of landlord or their attorney, the following documents have been filed.

- Lease Filed
- Registration Filed
- Notices, if required Filed

| | | | |
|-------------------------------|----------|------------------|----------|
| Monthly Base Rent: | \$ _____ | Additional Rent: | \$ _____ |
| Late Fees: | \$ _____ | Penalties: | \$ _____ |
| Lease Term: | _____ | Attorney Fees: | \$ _____ |
| Claimed Total Due (Landlord): | \$ _____ | (Tenant): | \$ _____ |

Defenses (Ask Tenant)

Tenant has stated the following:

Based upon my discussion with the parties, the tenant has raised the following defenses(s):

- Property is not Habitable or Safe (Breach of the Implied Covenant of Habitability)**
Tenant alleges the following is wrong with the rental property (state the alleged defect(s)):

- Landlord is Retaliating Against Tenant (Reprisal or Retaliation (N.J.S.A. 2A:42-10.10)) because:**

- Waiver** - Landlord is trying to enforce a lease term even though landlord has known tenant was not in compliance. This could be acceptance by landlord of rent by tenant after effective date of Notice to Quit or acceptance of lower rent over many months than is now claimed. .

- Rent control ordinance in place**
 - Tenant disputes rent claimed is permitted by ordinance.
 - Tenant disputes fees (attorney’s fees or late fees) are permitted by ordinance.
 - Rent increase is improper under governing rent control ordinance in (municipality) _____.

- Landlord Failed to Properly Register the Rental Property** - Landlord has failed to register this rental property per N.J.S.A. 46:8-33.

- Tenant Does Not Owe the Amount Landlord Claims Is Due** – Tenant states that:
 - Base rent is incorrect and should be \$_____.
 - Arrears are incorrect and should be \$_____.
 - Attorney’s fees or late fees are not due or are incorrect and should be \$_____.
 - The amount claimed due is the portion to be paid by a subsidy program and not by the tenant, who has paid the correct portion.

- Illegal Occupancy**
 Tenant states that occupancy is illegal. (N.J.S.A. 2A:18-61.1(g)(3), -61.1g, -61.1h) Tenant bases this statement on the following:

- Other**

Based upon my discussion with the parties, the landlord has asserted the following response to defenses (narrative):

Witnesses

For Plaintiff: _____

For Defendant: _____

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