

INSTRUCTIONS FOR ANSWERING A COMPLAINT FOR FORCIBLE ENTRY AND DETAINER (EVICITON or “FED”)

These standard instructions are for informational purposes only and are not meant to be legal advice about your specific case. If you choose to represent yourself, you are bound by the same procedures and rules as an attorney.

Before going further, you should read the Common Questions about eviction available at: www.legalhelpwy.org. The eviction pages will answer questions about the eviction process, what defenses you might have, and how the landlord can serve your eviction notice. You can also find information about how to prepare for a hearing.

To speak to a legal aid attorney, call the statewide hotline at **1-877-432-9955**, 9am to 4pm Monday-Friday (income eligibility rules apply).

GENERAL INSTRUCTIONS

1. You must file a written Answer in an eviction case if you wish to present evidence or witnesses at your hearing. This is particularly important if you did not do the things your landlord says you did and you have evidence to support your side of the story.
2. You should file your Answer before the hearing and you must provide a copy to your landlord. If you do not have time to file it or give it to your landlord before the day of the hearing, then bring the *completed* Answer to the court on the day of your hearing and file it with the Clerk before the hearing. Make sure you bring enough copies for you, your landlord and for the Judge. Give one copy to the Judge during your hearing.
3. In your Answer, you must admit or deny three things:
 - (i) Whether or not you should have to leave the property (usually because you did or did not do something in violation of your lease). If you are being evicted for something other than not paying your rent, you should consider speaking to an attorney (see above).
 - (ii) Whether or not you owe the damages (rent and other costs) that your landlord says you owe in the Complaint; and
 - (iii) Whether you were properly served the 3-day Notice to Quit (generally, this notice can be given to you in person, left at your home or office, or taped [posted] to your front door.) This question is not asking whether you were properly served the Complaint and Summons for the hearing. If you do not think the Complaint and Summons for the hearing were served properly, you should speak to an attorney (see above).
 - (iv) You will have a chance to explain your side in more detail at the hearing, *if you appear*.
 - (v) If you fail to appear, the Court may grant all that the landlord is requesting.
4. For additional information, please review W.S. 1-21-1001 through 1-21-1016 (Wyoming statutes about eviction).