**TENANT REMEDIES IN RESIDENTIAL HOUSING DISPUTES**

I.  Procedure

     A. Articulate

     B. Negotiate

     C. Mediate/Arbitrate

     D. Litigate

II. Substance

     A. Repair and Deduct

     B. Unlawful Detainer Affirmative Defenses

     C. Affirmative Causes of Action

          1.  Uninhabitability: Contract and Tort

          2.  Negligence

          3.  Nuisance

          4.  Violation of Statute

          5.  Violation of Ordinance

          6.  Constructive Eviction

          7.  Discrimination

          8.  Emotional Distress:  Intentional or Negligent Infliction

          9.  Unfair Business Practices

         10.  Injunction