

**IN THE MAGISTRATE COURT OF \_\_\_\_\_ COUNTY STATE OF GEORGIA**

Case Number: \_\_\_\_\_

PLAINTIFF \_\_\_\_\_

v. \_\_\_\_\_

Email: \_\_\_\_\_

DEFENDANT \_\_\_\_\_

**\*\*\*EACH DEFENDANT MUST FILE HIS OWN ANSWER\*\*\*  
Attorneys may file answers for more than one defendant.**

**DISPOSSESSORY ANSWER**

(Please note and then use another sheet(s), for additional space, as needed)

I am the: (check one) ☐ Defendant **OR** ☐ Occupant of the subject premises

I am filing an Answer and I state the following in response to Plaintiff's claim(s) in this lawsuit:

- \_\_\_\_\_ The plaintiff is not my landlord
- \_\_\_\_\_ I do not have a landlord-tenant relationship with the plaintiff
- \_\_\_\_\_ My landlord did not give me proper notice that my lease or rental agreement was terminated in accordance with the terms of our lease.
- \_\_\_\_\_ The landlord did not properly demand that I move before filing the lawsuit.
- \_\_\_\_\_ My landlord terminated my lease without a valid reason.
- \_\_\_\_\_ I do not owe any rent to my landlord
- \_\_\_\_\_ I offered and had money to pay my rent on or before the date I usually pay, but my landlord refused to accept it
- \_\_\_\_\_ My landlord would not accept my rent, correct late fees, and the court costs. I had all the money to pay.
- \_\_\_\_\_ My landlord failed to repair the property. The failure has lowered its value or resulted in other damages more than the rent claimed.
- \_\_\_\_\_ My landlord is not entitled to evict me or secure a money judgment for the following additional reasons:

\_\_\_\_\_  
\_\_\_\_\_  
Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COUNTERCLAIM**

- \_\_\_\_\_ My landlord owes me \$ \_\_\_\_\_ for the following reasons:
- \_\_\_\_\_ My landlord failed the repair the property. Due to this failure, its value has been reduced \$ \_\_\_\_\_ each month for \_\_\_\_\_ months
- \_\_\_\_\_ Since my landlord failed to make requested repairs, I made these repairs. I made these repairs that cost \$ \_\_\_\_\_. I have all my receipts. I will bring the receipts and all documents concerning these payments to my trial.
- \_\_\_\_\_ My landlord's failure to repair resulted in damages of \$ \_\_\_\_\_ to my person and/or property.

WHEREFORE, I ask this Court to:

- (a) Dismiss Plaintiff's lawsuit with all costs assessed against Plaintiff;
- (b) Enter a judgment in Defendant's favor and against Plaintiff; and
- (c) Grant such other and further relief as the Court deems just and proper.

\_\_\_\_\_  
PRINT NAME

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
PHONE NUMBER

**ALL PARTIES  
SHOULD APPEAR  
IN COURT  
15 MINUTES  
EARLY**

JUSTICE CENTER  
TOWER  
185 Central  
Avenue, SW  
Atlanta, Georgia  
30303

**NOTICE OF TRIAL DATE**

The Plaintiff and Defendant are required to appear for trial on:

Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Time: \_\_\_\_\_ AM/PM in Courtroom \_\_\_\_\_.

**IF YOU HAVE AN ATTORNEY, PLEASE NOTIFY HIM/HER TO BE PRESENT WITH YOU.**

\_\_\_\_\_  
DEFENDANT

\_\_\_\_\_  
DEPUTY CLERK

Plaintiff's Notice of Trial was --- Picked-up ☐ Mailed ☐ E-mailed ☐