

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Plaintiff(s)

vs.

Civil Action No. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Defendant(s)

\_\_\_\_\_  
Telephone

**DISPOSSESSORY ANSWER**  
(Use reverse side for additional space)

I am the Defendant. I state the following in response to Plaintiff's claim in this lawsuit:

- The plaintiff is not my landlord.
- My landlord did not give me the proper notice that my lease or rental agreement was terminated or that I had to 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 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 and the cost of the warrant.
- My landlord failed to repair the property. This 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:

\_\_\_\_\_

**COUNTERCLAIM**  
(Use reverse side for additional space)

My landlord owes me \$ \_\_\_\_\_ for the following reason(s):

- My landlord failed to repair my 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.
- My landlord's failure to repair resulted in damages of \$ \_\_\_\_\_ to my person or property.

WHEREFORE, I ask this Court to:

1. Dismiss Plaintiff's lawsuit with all costs assessed against Plaintiff.
2. Enter a judgment in my favor and against Plaintiff; and
3. Grant such other and further relief as the Court deems just and proper.

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

\_\_\_\_\_  
DEFENDANT

\_\_\_\_\_  
DEPUTY CLERK  
MAGISTRATE COURT OF \_\_\_\_\_ COUNTY

**NOTICE OF TRIAL DATE**

The Plaintiff and Defendant are required to appear for trial on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ at \_\_\_\_\_ m., \_\_\_\_\_ County Courthouse, \_\_\_\_\_, GA. If you have an attorney, please notify same to be present with you.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
DEFENDANT

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