

IN THE MAGISTRATE COURT OF FULTON 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