

MAGISTRATE COURT OF RICHMOND COUNTY, GEORGIA

Dispossessory Answer

CASE NO. _____

Plaintiff's Name

Vs.

Defendant's Name

Defendant's Name

I am a defendant. I am filing an Answer I state the following in response to Plaintiff's claim in this lawsuit:

_____ **I am a residential tenant. This is my first dispossessory action. I am paying \$ _____, including RENT, FEES, and COURT COSTS into the Magistrate Court Clerk's Office Court Registry.**

_____ I do not have a landlord tenant relationship with the Plaintiff.

_____ My landlord did not give me the 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 dispossessory.

_____ My landlord terminated my lease without a valid reason.

_____ I do not owe any rent to my landlord or do not owe the full amount stated in the affidavit.

_____ I offered and had the 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. This failure has lowered its value or resulted in other damages more than rent claimed.

_____ My landlord is not entitled to evict me or secure a money judgment for the following additional reasons: (attach if necessary)

_____ Other _____

COUNTERCLAIM-(Please use another sheet for additional space as needed.)

_____ 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.

_____ 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 financial damages of \$ _____ to my person and/or property.

Print name of Defendant filing answer

Defendant mailing address

Telephone number

This ____ day of _____, 20____

DEPUTY CLERK

DEFENDANT/ATTORNEY FOR DEFENDANT(S)