

**IN THE MAGISTRATE COURT OF PEACH COUNTY
STATE OF GEORGIA**

NAME _____

Plaintiff(s)

Civil Action No. _____

DEFENDANT'S NAME(S) _____

COMPLETE MAILING ADDRESS _____

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 of 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 Dispossession procedures.
- ___ 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 of 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 _____.

X _____
DEFENDANT

DEPUTY CLERK MAGISTRATE COURT PEACH COUNTY