

IN THE MAGISTRATE COURT OF WHITE COUNTY  
STATE OF GEORGIA

\_\_\_\_\_  
Plaintiff(s)

vs.

Civil Case number: \_\_\_\_\_

\_\_\_\_\_  
Defendant(s)

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**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: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

(may use reversed side or an additional page for additional details)\_\_\_\_\_

**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:

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

Sworn to and subscribed before me

This \_\_\_\_\_.

\_\_\_\_\_  
Defendant

\_\_\_\_\_  
Deputy Clerk/Notary Public