

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

Plaintiff

CASE # _____

vs.

Defendant

Phone # _____
Mailing Address _____

DISPOSSESSORY ANSWER

As the defendant, I state the following in response to Plaintiff's claim in this lawsuit:

- I admit to the claim as described.
- 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 the value and/or has 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 reason (s):

- My landlord failed to repair my property. Due to this failure, its value has been reduced \$ _____ each month for a period of _____ months.
- Since my landlord failed to make requested repairs, I made these repairs. The total cost for these repairs was \$ _____ and I have receipts for my expenses.
- My landlord failure to repair resulted in damages of \$ _____ to my person or property.

WHEREFORE, I ask this Court to:

1. Dismiss Plaintiffs 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____.

**CLERK, DEPUTY CLERK, NOTARY
RABUN COUNTY, GEORGIA**

DEFENDANT