

MAGISTRATE COURT OF GWINNETT COUNTY, GEORGIA

PLAINTIFF(S)

CIVIL ACTION FILE NO. _____

VS

(All answers and counterclaims MUST BE FILED WITH THE CLERK within 7 days of the date of service.)

DEFENDANT(S)

DISPOSSESSORY ANSWER

(Please note and then use another sheet(s) for additional space, as needed.)

- I am the Defendant. I am filing an Answer I state the following in response to Plaintiff's claim in this lawsuit:
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.
My landlord terminated my lease without a valid reason.
I do not owe any rent to my landlord.
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.
My landlord failed to repair the property.
I am a residential tenant.
My landlord is not entitled to evict me or secure a money judgment for the following additional reasons:

COUNTERCLAIM - (Please note and then use another sheet(s) 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 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 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 my favor and against Plaintiff; and
(c) Grant such other and further relief as the Court deems just and proper.

(Print name of Defendant filing answer & address)

Signature of Defendant filing answer/ Attorney

Bar # _____

EACH DEFENDANT MUST FILE THEIR OWN ANSWER. Attorneys may file answers for more than one defendant, pro se litigants cannot.

Commercial LL - A- L, 9:00 AM, 1C
Or Plaintiffs who use a filing service

Commercial LL - M - Z, 9:00 AM, 1D
Or Plaintiffs who use a filing service

All other LL's, 1:00 PM, 1D

NOTICE OF TRIAL DATE

The Plaintiff(s) and Defendant(s) are required to appear for trial in Courtroom _____ on the _____ day of _____,

20____ at _____ o'clock _____. M. Courtroom 1 _____, Gwinnett Justice & Administration Building, 75 Langley Drive, Lawrenceville, GA. 30045-6900. If you have an attorney, please notify your attorney to be present with you.

This _____ day of _____, 20_____.

DEFENDANT

DEPUTY CLERK