CIVIL 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 Civil 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)

EACH DEFENDANT MUST FILE THEIR OWN ANSWER. ATTORNEYS MAY FILE ANSWERS FOR MORE THAN ONE DEFENDANT, PRO SE LITIGANTS CANNOT.