

MAGISTRATE COURT OF DeKalb COUNTY, STATE OF GEORGIA

CASE NO: _____

VS

Answer

I am the defendant. I am filing an Answer. I state the following in response to Plaintiff's claim: _____

I am not the defendant, but I am affected by this action.

I do not have a landlord-tenant relationship with the plaintiff.

My landlord did not give me proper notice that me lease or rental agreement was terminated or that I had to move before filing this lawsuit.

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 and the cost of this 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 reason: _____

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 _____ months.

Since my landlord failed to make requested repairs, I made these repairs that cost \$ _____. I will bring the receipts and all documents concerning these payments to my trial.

My landlord's failure to repair resulted in damage of \$ _____ to my person/property.

Other: _____

WHEREFORE, I ask this Court to:

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

By affixing this electronic verification, oath, or affidavit to the pleading(s) submitted to the court and attaching my electronic signature hereon, I do hereby swear or affirm that the statements set forth in the above pleading(s) are true and correct.

Defendant Signature: _____

Date: _____