

IN THE \_\_\_\_\_ COURT OF DEKALB COUNTY  
STATE OF GEORGIA

File No: \_\_\_\_\_

\_\_\_\_\_  
PLAINTIFF vs. \_\_\_\_\_  
DEFENDANT

**ANSWER**

I am the Defendant. I state the following response to Plaintiff's Claim: (Please give **all** applicable responses).

- My landlord did not give me the proper notice that my rental agreement was terminated or that I had to move before filing this lawsuit.
- The Plaintiff is not my landlord.       I do not owe any rent to my landlord.
- I was unable to pay my rent because I did not have the money.
- I have a Section 8 voucher.       I am a tenant living in a property where the landlord was foreclosed on.
- I offered to pay rent on or before the date I usually pay, but my landlord refused to accept it.
- My landlord would not accept my attempt to pay the rent and the cost of this warrant.
- The rent claimed by the landlord is incorrect. The correct amount of rent is \_\_\_\_\_.
- My landlord terminated my lease without a valid reason.
- My landlord failed to repair the property. This failure has lowered its value or resulted in other damages more than the rent claimed. (See Counterclaim for failure to repair).
- My landlord is not entitled to evict me or secure a money judgment for the following additional reasons:

**COUNTERCLAIM**

(If you have any other counterclaim, use additional paper if 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.
- My landlord failed to make requested repairs, so I made these repairs that cost \$ \_\_\_\_\_.
- My landlord's failure to repair resulted in damages of \$ \_\_\_\_\_ to my person/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.

I certify that I have this day served the within answer on the Plaintiff by depositing in the United States Mail a copy of same in a properly addressed envelope with adequate postage thereon.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Defendant/Attorney for Defendant

\_\_\_\_\_  
DEFENDANT

Phone No. \_\_\_\_\_

Filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Deputy Clerk, \_\_\_\_\_ Court of DeKalb County