

**MAGISTRATE COURT OF CHEROKEE COUNTY**  
**The Honorable Jack Goodwin, III, Chief Magistrate**  
90 North Street, Suite 150, Canton, GA 30114  
678-493-6431

CASE NO. \_\_\_\_\_  
DO NOT WRITE IN THIS SPACE

Plaintiff: Name/Street address/City/State/Zip Code

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

vs.

Defendant: Name/Street address/City/State/Zip Code

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_

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**DISPOSSESSORY ANSWER**

I am the Defendant. I state the following in response to the Plaintiff's claim in this lawsuit:

- The Plaintiff is not my landlord.
- My landlord did not give me the proper notice that my lease 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 to pay my rent on or before the date I usually pay; however 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 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 additional reasons:

Other: \_\_\_\_\_

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**COUNTERCLAIM**

My landlord owes me \$\_\_\_\_\_ for the following reasons:

- My landlord failed to repair my property. Due to this failure, its value has been reduced to \$\_\_\_\_\_ each month for \_\_\_\_\_ months.
- Since my landlord failed to make requested repairs, I made these repairs. The cost of these repairs total \$\_\_\_\_\_.
- My landlord's failure to repair resulted in damages of \$\_\_\_\_\_ to my person or property.

WHEREFORE, I ask this Court to:

1. Dismiss Plaintiff's 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\_\_\_.

\_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Defendant