

**IN THE MAGISTRATE COURT OF HENRY COUNTY
STATE OF GEORGIA**

CASE NO. _____

Plaintiff

VS

Defendant

ANSWER

Phone No. _____

I am the Defendant named above. I state the following in answer to Plaintiff's claim:

- () The Plaintiff is not my landlord.
- () My landlord did not give me proper notice before filing this lawsuit.
- () My landlord terminated my lease without 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, but my landlord refused to accept it.
- () My landlord would not accept my rent and the cost of this proceeding.
- () My landlord failed to repair the property upon my request, which lowered the 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: _____

COUNTERCLAIM

My landlord owes me \$ _____ for the following reason(s):

- () My landlord failed to repair the property. Due to this failure, its value has been reduced \$ _____ per month for _____ months.
- () Since my landlord failed to make requested repairs, I made these repairs at a cost to me of \$ _____
- () My landlord's failure to repair resulted in damages of \$ _____ to my other property.
- () Other: _____

WHEREFORE I ask this Court to:

- (a) Dismiss Plaintiff's claim with all costs assessed against Plaintiff;
- (b) Enter judgment in my favor and against Plaintiff; and,
- (c) Grant other and further relief as the Court deems just and proper.

Sworn to and subscribed before me

this _____ day of _____, 20 _____
DEFENDANT

Notary Public

NOTICE OF TRIAL DATE

The Plaintiff and Defendant are required to appear for trial at 9:00 A.M. on the _____ day of _____ 20 _____ at the Henry County Magistrate Court.

Defendant

Deputy Clerk

Plaintiff's notice () served personally () mailed _____