

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

Plaintiff,

vs.,

Case Number

2016 - _____

Defendant,

ANSWER/COUNTERCLAIM

Address

City, State & Zip Code

(Area Code) Phone #

ANSWER

Defendant states his/her answer to Plaintiff's Statement of Claim/Dispossessory Warrant as follows: (State any defenses or reasons you feel you do not owe the claim stated by Plaintiff)

COUNTERCLAIM

Defendant states his/her counterclaim as follows: (State any claim that you feel the Plaintiff owes you. Include the type of claim and the amount you feel you are due from the Plaintiff)

Dated this _____ day of _____, 2016.

Signature of Defendant

Please Read and Sign:

NOTICE:

In filing your answer to the dispossessory action, please remember that an answer which states that the tenant did not have the money to pay the rent, due to loss of a job, sickness, or some other unfortunate occurrence, is not legally sufficient to prevent an eviction. The court certainly has sympathy for such unfortunate situations, but economic hardship is no defense under the laws of this State because such matters are not the fault of the landlord. Further, although a landlord's failure to keep the premises in good repair may well be relevant to your case, in most instances a landlord's failure to make repairs does not fully relieve a tenant from his or her responsibility to pay the rent, since the tenant's obligation to pay rent is considered separate or independent from the landlord's obligation to keep the premises in good repair.

BAXTER C. HOWELL, Chief Judge
Dougherty County Magistrate Court

Defendant(s) Signature

Date