

IN THE MAGISTRATE COURT OF FULTON COUNTY
STATE OF GEORGIA

Columbia MLK Tower
PLAINTIFF
v. Columbia Residential

Case Number: 22ED240197

Email:

EACH DEFENDANT MUST FILE HIS OWN ANSWER
Attorneys may file answers for more than one defendant.

DISPOSSESSORY ANSWER

(Please note and then use another sheet(s), for additional space, as needed)

I am the: (check one) Defendant OR Occupant of the subject premises

I am filing an Answer and I state the following in response to Plaintiff's claim(s) in this lawsuit:

- The plaintiff is not my landlord
- I do not have a landlord-tenant relationship with the plaintiff
- My landlord did not give me proper notice that my lease or rental agreement was terminated in accordance with the terms of our lease.
- The landlord did not properly demand that I move before filing the lawsuit.
- My landlord terminated my lease without a valid reason.
- I do not owe any rent to my landlord
- I offered and had 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, correct late fees, and the court costs. I had all the money to pay.
- My landlord failed to repair the property. The 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:
Plaintiff Drills locks in door with no Probal cause didn't give notice to vacate had to call APP out for service.

COUNTERCLAIM
My landlord owes me \$ TBD for the following reasons: was evicted for 1 night by lock change, incurred hotel fee

My landlord failed the repair the 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. I made these repairs that cost \$ _____. I have all my receipts. I will bring the receipts and all documents concerning these payments to my trial.

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

WHEREFORE, I ask this Court to:

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

Sworn to and subscribed before me
this 22 day of October, 2022
B. Stewart
Deputy Clerk

PRINT NAME
SIGNATURE
PHONE NUMBER

ALL PARTIES
SHOULD APPEAR
IN COURT
15 MINUTES
EARLY

JUSTICE CENTER
TOWER
185 Central
Avenue, SW
Atlanta, Georgia
30303

NOTICE OF TRIAL DATE

The Plaintiff and Defendant are required to appear for trial on:
Date: TBD Time: TBD AM/PM in Courtroom TBD

IF YOU HAVE AN ATTORNEY, PLEASE NOTIFY HIM/HER TO BE PRESENT WITH YOU.

DEFENDANT

Breadlove, Mario
B. Stewart DEPUTY CLERK

Plaintiff's Notice of Trial was --- Picked-up Mailed E-mailed