

Dispossessory Warrant

In Georgia, there is not a government agency with power to intervene in a landlord-tenant dispute or force one party to behave a particular way. Landlords or tenants who cannot resolve a dispute need to use the courts, either directly or through a lawyer, to enforce their legal rights. For more information the Georgia Landlord Tenant Handbook is available on the internet from the Georgia Department of Community Affairs at (www.dca.ga.gov). This Handbook is designed to provide an overview and answer common questions about Georgia residential landlord-tenant law.

The forms below are generally accepted by the Magistrate Court and can be found at <https://georgiamagistratecouncil.com>. You can go to the website and use the fillable PDF forms or you can print the forms below and hand write the required information. Please note that there may be forms required that are not on this site. If you have any questions about what you need to file in our court, please contact our office.

A Designation of Agent for Business Entity is required if you are filing on behalf of a business or another person.

An Affidavit of Military Service must also be filed.

Please include a copy of the lease agreement if applicable.

Applicable Forms

Dispossessory Instructions for Landlord 107.93 KB

Dispossessory Affidavit and Summons 116.53 KB

Dispossessory Affidavit and Summons Fillable PDF 271.74 KB

Affidavit of Military Service 62.33 KB

Designation of Business Agent 86.96 KB

Designation of Business Agent Fillable PDF 243.25 KB

Request for Writ of Possession 42.42 KB

Dispossessory Instructions for Tenant 103.34 KB

Dispossessory Answer and Counterclaim 123.53 KB

Dispossessory Answer Fillable PDF 614.12 KB