

More Resources

City of Atlanta

Code Enforcement:
404-330-6190

Fulton County

Code Enforcement:
404-612-TELL (8355)

Georgia

Housing database:
georgiahousingsearch.org

Georgia

Legal information:
georgialegalaid.org

Atlanta Legal Aid:
404-524-5811

UPDATED 2019

Eviction Defense

- It is illegal for your landlord to “evict” you by changing locks, removing your stuff, etc.
- The only legal way to evict someone is by filing in court.
- Dispossessories move fast. If your landlord threatens to evict you, call AVLF for help.
- If you are served with eviction papers, you only have 7 days to file an answer with the court. Then you’ll get a hearing date.

Security Deposits

- Your landlord has 30 days to return your security deposit to you after you move out, or to tell you in writing why it is being withheld.
- Be sure your landlord knows where to send your security deposit refund. The law requires you to give your landlord your new mailing address if you want your security deposit back.



Tenants' Rights in Georgia

For help contact AVLF
(404) 521-0790
www.avlf.org

Looking for a place

- See the unit with your own eyes before you agree to move in.
- Walk through the unit with the landlord. Inspect the unit carefully. Notify the landlord in writing of any problems.
- Insist the landlord put in writing any promises to fix reported problems.
- Read the lease before you sign it. Ask your landlord to explain any parts of the lease you don't understand.

Once you've moved in

- Ask for receipts for all payments you make to your landlord.
- If possible, pay rent by money order or check, not cash.
- Keep receipts, your lease, and letters you send and receive from landlord in a safe place.
- Do not pay more than one month of rent at a time.
- If you sign a new lease, ask for a copy of it.

When you need repairs

- Georgia law requires landlords to make repairs. However, you must continue to pay rent even if repairs are not made.
- Request repairs in writing and keep a copy of the request. Take photos of the problems.
- If repairs are not made in a reasonable time, you may pay for repairs yourself and deduct the expenses against your next month's rent. Give a copy of the repair receipt to your landlord.

Retaliation

- It's now illegal for landlords to retaliate against tenants who ask for repairs.

When your lease ends

- Read your lease carefully to see how much notice you must give to renew or terminate the lease.
- Follow all the steps in the lease very carefully.
- Before you move out, request a walk-through inspection.
- Take photos or video of the unit before you leave.