

WHO TO CONTACT IF YOU ARE FACING EVICTION IN THE WESTSIDE*



STEP 1: GET FREE LEGAL ADVICE

Atlanta Volunteer Lawyers Foundation (AVLF) – provides **free legal help** for Westside residents:

Schedule an appointment to meet with a lawyer in the Westside:

- Hollis Innovation Academy: 225 James P. Brawley Drive NW
- Brown Middle School: 765 Peeples St SW

Appointments are available from 8AM-3PM, Monday – Friday, and can be made by contacting:

- Darrius Woods at 404-576 7332
- Shameka Love at 470-606-2014
- AVLF's main office at 404-521-0790

Atlanta Legal Aid Society (ALAS) – provides **free legal services** for people with housing, family, consumer, and benefits issues who cannot afford an attorney: Call 404-524-5811 to open a case and have a consultation with an attorney about your legal issue. Clients will be served in the order they request services.

STEP 2: CONNECT WITH RESOURCES

Emergency Housing:

James Tomlin, Housing Manager for CHRIS 180 @Promise Center: 740 Cameron M Alexander Blvd, GA 30318

Call: 470-346-2693 to see if you qualify for housing resources

PLEASE NOTE: CHRIS 180 prioritizes families with children for emergency housing assistance within the Zone 5 Washington Cluster and 30318, 30314.

Quick Access to Furniture:

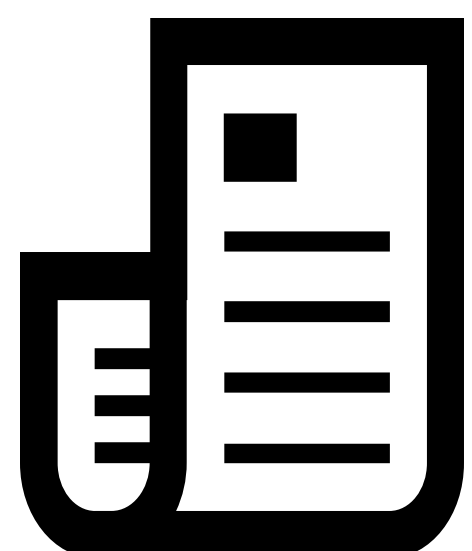
Furniture Bank of Metro Atlanta: 908 Murphy Ave SW or call 404-355-8530

Mental Health:

Take care of yourself during this stressful time.

The counselors at the West Side Empowerment Center are available to talk. Meet with Daenisha Fowler M-F, 9-5pm at 810 Joseph E. Boone; or call 404-481-5790 anytime.

WHAT YOU NEED TO KNOW ABOUT EVICTION



Has your landlord told you to move?

Have you received verbal or written notice from your landlord (Demand for Possession/Notice to Quit/Notice for Termination/Demand Notice/3-Day Notice)?

At this point, you have time! You do not need to leave the property immediately.

THIS IS NOT AN EVICTION NOTICE - Your landlord MUST file in court to legally evict you (which is called a "Dispossessory Warrant").

If your landlord attempts to threaten or intimidate you or force you to move, contact the police and then reach out to a lawyer.

*This document is specifically for Westside residents who are facing an eviction or who have already been evicted.

WHAT CAN YOU DO?



GET IT IN WRITING: if your landlord tells you that you are evicted, immediately ask for a deadline in writing.



NEGOTIATE: try to work out a deal with your landlord. If you do work something out, get it in writing.



SETTLE DEBTS: if you can, pay what you owe ASAP. Be sure to get a money order or receipt in case you have to go to court. Do not ever pay your rent or any other debt to the landlord in cash. If you feel your landlord is overcharging you, consult a lawyer.

MOVE PRIOR TO EVICTION: if you can't pay but have somewhere else to go, you might avoid an eviction record by moving right away. Make sure you remove your things and give the keys back to the landlord.

AFTER RECEIVING A DISPOSSESSORY WARRANT FROM THE COURT:

Act quickly, you only have **7 DAYS** to file an answer with court once you are served with the dispossession warrant.



Check to see if you were properly served

- The warrant can be served by being handed to you or someone who lives with you, or by tacking a copy to the door and mailing a copy the same day.
- It must be served by a Marshall or approved process server.
- You must file an answer even if service was not proper. You must tell the court in your answer that service was not proper. If you don't, you lose the right to argue about it in court.
- It is best to file in person when possible. Be aware of online fees.



Check the dates for when you need to respond (this will be towards the bottom of the dispossession notice):

- The most important thing you can do to protect yourself is to file your answer on time.
- When filing, check the box for any defense or counterclaim (claim against your landlord) that you may have.
- If you haven't already, contact a lawyer for free legal services at this time. AVL or Atlanta Legal Aid can help ensure you are filing a proper answer.

What can you do?

- **NEGOTIATE:** file a Consent Agreement or a Voluntary Dismissal signed by both you and the landlord
- **SETTLE DEBTS:** pay your debt in full, including court cost and fees; you still need to file an answer and appear in court to explain that you paid. Bring all of your documents to court!

Either way, **YOU MUST FILE AN ANSWER AND APPEAR ON YOUR COURT DATE!**

- If your case is still unresolved at this point, be prepared to go to trial.

The following will almost certainly result in you losing your case:

Not claiming a proper legal defense
Filing an answer late
Not filing an answer at all
Failing to appear in court