

# Dispossessory Lawsuit Timeline in Georgia

For more information on the Dispossessory Timeline, contact us.  
**Phone: (404) 842-6500**  
Email: will@downslawllc.com

1

## Filing of Dispossessory and Service of Process

Best case, 2-3 days.  
Worst case, up to 2-3 weeks



Once the dispossessory is filed, service on the Tenant and the Premises must be accomplished. The only way to secure a money judgment against the Tenant is through personal service of the lawsuit.

If the Tenant is an individual, this means having a Sheriff or private server hand the lawsuit directly to them.

If the Tenant is a company, this means serving the registered agent. The lawsuit must also be served at the leased premises.

2



## Answer Period

7 days from the date of Service of Process

This deadline is firm. The Tenant has 7 days after being served with the lawsuit to file their Answer with the Court. If the Tenant doesn't do so, then a Writ of Possession can be issued by default.

3



## Date of Trial

Best case, 1 week after the Tenant's Answer.  
Worst case, up to a month

The judge will give the Tenant 7 days following trial to vacate the property. After the 7 days, the landlord can obtain a writ of possession to take back the property.

4



## Writ of Possession

7 days after the trial

The judge will give the Tenant 7 days following trial to vacate the property. After the 7 days, the landlord can obtain a writ of possession to take back the property.

5

## Eviction

Best case, 2-3 days after obtaining the Writ of Possession.  
Worst case, up to a month

The eviction can be scheduled through the Sheriff or Marshal's office once the Writ of Possession has been issued. Eviction dates depend on how busy the Sheriff or Marshal's office is at any given moment.



There are many steps in the Dispossessory Timeline, some of which have definite and varying timeframes. Additional factors such as bankruptcies, counterclaims and appeals may extend the process. Landlords are encouraged to follow-up regularly with the Court to keep the process on track.

**Note:** The above steps assume the Tenant has refused to vacate the property prior to being evicted. Most Tenants however, will choose to voluntarily vacate at some point during this process. Should this occur, our services can evaluate whether a Sheriff's eviction is necessary or whether the Landlord can exercise self-help.