

Breaking a Lease in Georgia: Tenant Rights and Landlord Options

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/georgia-breaking-a-lease>

Georgia lets service members with qualifying orders and survivors of family violence with a protective order end a lease early with written notice. Other early departures are governed mainly by the lease.

Key points

- A service member with qualifying orders can end a lease with 30 days of written notice and a copy of the orders.
- To end a tenancy at will, a tenant gives 30 days of notice and a landlord gives 60 days.
- A tenant with a civil family violence or stalking protective order, or a criminal order, can generally end the lease with 30 days of written notice and a copy of the order.

Georgia at a glance

Rule	Georgia	Law
Military service	A service member with qualifying orders can end a lease with 30 days of written notice and a copy of the orders.	O.C.G.A. section 44-7-22 and Servicemembers Civil Relief Act
Domestic violence survivors	A tenant with a civil family violence or stalking protective order, or a criminal order, can generally end the lease with 30 days of written notice and a copy of the order.	Official Code of Georgia, Title 44 Chapter 7 (family violence termination)
Month-to-month notice	To end a tenancy at will, a tenant gives 30 days of notice and a landlord gives 60 days.	O.C.G.A. section 44-7-7

Mistakes to avoid

- Billing the tenant for every remaining month without trying to re-rent the unit.
- Ignoring a protected early termination notice because it is inconvenient.
- Agreeing to an early exit by phone without a written agreement.
- Keeping more of the deposit than the lawful deductions.

Verify current law

Laws named in this summary:

- O.C.G.A. section 44-7-22 and Servicemembers Civil Relief Act
- Official Code of Georgia, Title 44 Chapter 7 (family violence termination)
- O.C.G.A. section 44-7-7

Official sources:

- Georgia General Assembly (legislation and code access): <https://www.legis.ga.gov/>
- Judicial Council of Georgia: Georgia Courts: <https://georgiacourts.gov/>

General information, not legal advice. Check current law and talk to a Georgia attorney before you act. Last reviewed October 29, 2026.