

Court of Appeals of the State of Georgia

ATLANTA, October 22, 2026

The Court of Appeals hereby passes the following order:

A27A0639. VERNA BAIR v. JASON NEISLER.

This case began as a dispossessory proceeding in magistrate court. Following an adverse ruling, pro se defendant Verna Bair filed a petition for review in superior court. The superior court thereafter denied Bair's Emergency Motion to Determine Rent and to Stay Writ of Possession and issued a writ of possession in favor of the plaintiff. Bair then appealed directly to this Court. We lack jurisdiction.

An appeal from a superior court decision reviewing a lower court decision must be initiated by filing an application for discretionary review. OCGA § 5-6-35(a)(1), (b); *Bullock v. Sand*, 260 Ga. App. 874, 875 (581 SE2d 333) (2003). "Compliance with the discretionary appeals procedure is jurisdictional." *Smoak v. Dep't of Human Res.*, 221 Ga. App. 257, 257 (471 SE2d 60) (1996). Bair's failure to follow the proper procedure deprives us of jurisdiction over this direct appeal, which is hereby DISMISSED. See *Bullock*, 260 Ga. App. at 875; *Smoak*, 221 Ga. App. at 257–58.



Court of Appeals of the State of Georgia

Clerk's Office, Atlanta, 10/22/2026

*I certify that the above is a true extract from
the minutes of the Court of Appeals of Georgia.*

*Witness my signature and the seal of said court
hereto affixed the day and year last above written.*

Christina Bailey Smith

, Clerk.