

Court of Appeals of the State of Georgia

ATLANTA, August 24, 2026

The Court of Appeals hereby passes the following order:

A27D0030. AAMEER LAKHANI v. COOSAWATTEE RIVER VENTURES, LLC.

In this commercial dispossessory action, the magistrate court issued a writ of possession in favor of Coosawattee River Ventures, LLC (CRV), and Aameer Lakhani filed a petition for review to the superior court. The superior court also granted CRV a writ of possession on July 27, 2026. On July 30, 2027, Lakhani filed a motion for a new trial or, in the alternative, a motion for reconsideration based on, inter alia, newly discovered evidence, see OCGA § 5-5-23, and the general grounds, see OCGA § 5-5-20. Notwithstanding his pending motion for new trial, on July 31, 2026, Lakhani also filed the instant application for discretionary review. We lack jurisdiction.

“Generally, an order is final and appealable when it leaves no issues remaining to be resolved, constitutes the court’s final ruling on the merits of the action, and leaves the parties with no further recourse in the trial court.” *Thomas v. Douglas County*, 217 Ga. App. 520, 522(1) (457 SE2d 835) (1995). See also OCGA § 5-6-34(b) (setting for the procedure for filing an appeal from an interlocutory order). As made clear by Lakhani’s application materials, the trial court has not yet ruled on his motion for new trial. Because the motion for new trial is still pending in the trial court, Lakhani was required to file an application for interlocutory review. And Lakhani’s filing of an application for a discretionary appeal does not excuse him from complying with the interlocutory appeal procedures set forth in OCGA § 5-6-34(b). See *Bailey*

v. Bailey, 266 Ga. 832, 832-33 (471 SE2d 213) (1996) (holding that where a party is appealing an interlocutory order, the filing of an application for a discretionary appeal is insufficient to confer jurisdiction on the appellate court).

For these reasons, this application is hereby DISMISSED.



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Clerk's Office, Atlanta, 08/24/2026

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.