

# NOTICE TO LANDLORD OF DEFECTS IN ESSENTIAL SERVICES

To: [Full name of Landlord]  
[Full address of Landlord]

RE: Rental Premises Located at \_\_\_\_\_ [insert address] (the "Rental Unit")

You are hereby notified that you have failed to provide \_\_\_\_\_ [indicate the essential service, e.g. water / hot water / heat / sewer service / other essential services] to the above described Rental Unit, as required by law. I/We did not cause these problems, nor did my/our family or guests. The specific defects are as follows:

[describe the defects]

If you do not fix the defect IMMEDIATELY, I/ we have the right to:

1. have it fixed and deduct the cost from the rent;
2. sue you for damages based on the amount of repair or the fair market value of the Rental Unit;
3. move into substitute housing, stop paying rent until the essential services are restored, and hold you responsible for the amount by which the cost of the substitute housing exceeds my/our rent.

Date: \_\_\_\_\_

\_\_\_\_\_  
(Tenant Signature)

\_\_\_\_\_  
(Tenant Name)

\_\_\_\_\_  
(Tenant Signature)

\_\_\_\_\_  
(Tenant Name)

*\* This date must be a rental due date, e.g. if your rent is due on the 1<sup>st</sup> day of the month, the termination date must fall on the 1<sup>st</sup> day of the month.*

**Note:**

*This notice must be RECEIVED by the landlord at least 30 days before the termination date.*

**THIS IS A 2-PAGE FORM.**