

Property maintenance complaint

Subject: Urgent Maintenance Request - [Property Address]

Dear [Landlord/Property Manager Name],

I am writing to formally request immediate attention to several maintenance issues in my rental unit at [Address]. These problems have persisted despite previous verbal requests and are now affecting the habitability and safety of the property.

The issues requiring immediate attention include:

- [Issue 1 with detailed description and how long it has persisted]
- [Issue 2 with detailed description and safety concerns]
- [Issue 3 with detailed description and impact on daily living]

As per our lease agreement and state tenant rights laws, you are responsible for maintaining the property in habitable condition. These issues constitute a breach of the implied warranty of habitability and require prompt professional repair.

I have documented these problems with photographs and have records of previous requests made on [dates]. If these repairs are not completed within [reasonable timeframe, typically 14-30 days], I may be forced to exercise my legal rights including withholding rent, hiring contractors and deducting costs, or terminating the lease.

I prefer to resolve this matter amicably and maintain our positive landlord-tenant relationship. Please contact me within 48 hours to schedule the necessary repairs.

Thank you for your immediate attention to this matter.

Sincerely,

[Tenant Name]

[Date]

[Phone Number]

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