# Repair and Deduct Request

**Purpose:** This document serves as a formal written notice from a tenant to a landlord under the "repair and deduct" legal principle. It is used when a landlord has failed to conduct necessary repairs, and the tenant intends to or has arranged for the repairs and seeks to deduct the cost from rent.

**To:** {landlordName}, {landlordAddress}

**From:** {tenantName}, {tenantAddress}

**Date:** {date}

## Notice of Required Repairs

I, **{tenantName}**, tenant of the premises located at **{rentalAddress}**, am writing to notify you of a repair issue that has not been addressed despite previous notifications. As of the date above, the following condition(s) require your urgent attention:

{#repairIssues}

* **{item}:** {description}

{/repairIssues}

## Legal Right to Repair and Deduct

According to applicable landlord-tenant law in the State of **{state}**, I am exercising my right to repair the above condition(s) if not resolved in a timely manner and deduct the reasonable cost from future rent payment(s).

## Prior Communication Attempts

The issue(s) listed above were previously reported to you on **{initialReportDate}**, and I have not received a response or observed any action being taken. Below are the methods and dates of communication:

{#communications}

* *{method}* on {communicationDate}

{/communications}

## Action Plan

If no corrective action is taken by **{repairDeadline}**, I will proceed with hiring a qualified professional to complete the repair(s) and will deduct the cost from the rent due on **{rentAdjustmentDate}**.

The projected cost of repairs is estimated to be **{estimatedCost}**. I will provide documentation such as receipts and invoices once repairs are completed.

## Summary of Repair Issue(s)

|  |  |  |
| --- | --- | --- |
| **Item** | **Issue Description** | **Estimated Cost** |
| {#repairIssuesTable}{item} | {description} | {cost}{/repairIssuesTable} |

## Signature

Sincerely,

**{tenantName}**  
*{tenantEmail}*  
{tenantPhone}