

Using Your Right to “Repair and Deduct” for Minor Repair Problems

Please Note: Repair and deduct is not a legal option if the problem was deliberately or negligently caused by the tenant or the tenant's guests.

If your apartment has minor problems that need to be fixed (assuming they are your landlord's responsibility, e.g. leaky sinks, broken windows, faulty appliances), or if anything which is part of your lease is not getting done, you can:

1. Notify your landlord of the problem (preferably in writing). VTI has form letters for this purpose.
2. Wait for 30 days*
3. After 30 days and if the cost of the repair is no more than half of one month's rent:

--get the problem fixed (for a reasonable price);**

--deduct the cost from your rent payment;

--send notice of the cost (copies of bills, receipts, etc.) with the remainder of the rent for the next rental period.

*during this 30 day period, it might be a good idea to get an estimate to see how much the problem will cost to remedy.

**You can fix the problem yourself if you have the ability, and then deduct from the rent the cost of materials and a reasonable amount of labor cost.

If you have any questions, please contact Vermont Tenants Inc. at 864-0099.

This document is intended to serve as a general guide to tenants and does not constitute a legal opinion or legal advice regarding any specific situation.