MAJOR CODE VIOLATION

_____
_____
_____
Name and Address of Landlord

_____
Date

Dear _____:
Name of Landlord

I write to inform you of serious habitability issues existing with my rental unit at _____. I am sending this letter
Rental Unit Address (street, town, zip code)
in writing and either hand delivered or via U.S. first class or certified mail, as required to meet a tenant's obligation to provide "actual notice" of needed repairs to the landlord". *9 V.S.A. § 4458 (https://legislature.vermont.gov/statutes/section/09/137/04458*)

The following repairs need to be done to meet Vermont's Rental Housing Health & Safety Codes:
_____
_____
_____
_____
_____

I appreciate your prompt attention to making these necessary repairs. I understand that according to Vermont state law, if repairs are not completed within a reasonable time, I may:

(1) withhold the payment of rent for the period of the noncompliance;
(2) obtain injunctive relief;
(3) recover damages, costs, and reasonable attorney's fees; and
(4) terminate the rental agreement on reasonable notice.

9 V.S.A. § 4458 (https://legislature.vermont.gov/statutes/section/09/137/04458)

I also understand that I have an obligation to allow access to the rental unit, with appropriate notice, for making these repairs. I look forward to hearing from you to schedule an appropriate time.

Sincerely,

_____
Name of Tenant and Contact Information