

Sample Letter to Landlord Notifying of Repair and Deduct Remedy

[Month XX, 202X]

[Landlord's Name]

[Landlord's address]

[City, State ZIP]

Re: Repair of [what needs to be repaired] in [your address]

Dear [Landlord]:

On [insert date of prior notification to landlord of needed repairs] I notified you that the following repair(s) to my unit were needed:

[list the specific repairs requested, must be serious defects or conditions that affect health and/or safety].

As you have failed to make the requested repair(s) within a reasonable amount of time (X days), I had the repair(s) made myself and will seek reimbursement for the cost by deducting it from my rent, as allowed by California Civil Code § 1942.

Attached is a copy of the invoice for the repairs, in the amount of [\$Repair Amount]. I will be deducting [\$Repair Amount] from my next rent payment. Thank you.

Respectfully,

[Your Name]