

Date: [Date]

To: [Landlord or Property Manager Name]

Address: [Landlord Address]

City, State, Zip: [City, State, Zip]

From: [Your Name]

Address: [Your Rental Address]

City, State, Zip: [City, State, Zip]

RE: NOTICE OF INVALID DEDUCTION FROM RENT

Dear [Landlord Name],

I am writing to formally notify you that I have deducted the amount of \$[Amount] from my rent payment for the period of [Month/Year].

This deduction was made to cover the costs of necessary repairs/maintenance for [Describe the issue, e.g., broken water heater, leaking roof] at the property located at [Your Address].

Please be advised that this deduction is necessary because:

- I notified you of this issue on [Date of Original Notice] via [Method of Communication].
- You failed to address or complete the required repairs within the legally required timeframe.
- The issue affected the habitability and safety of the premises.

Attached to this letter are copies of the receipts and invoices for the work performed. I have enclosed a check for \$[Remaining Rent Amount], which represents the balance of the rent due after the deduction.

Please update your records to reflect that the rent for this period has been paid in full through this combination of payment and repair costs.

Sincerely,

[Your Signature]

[Your Printed Name]