

[Your Name]
[Your Address]
[Your Phone Number]
[Your Email]

[Date]

[Landlord/Company Name]
[Landlord/Company Address]

RE: NOTICE OF BREACH OF LEASE AGREEMENT - FAILURE TO MAINTAIN UTILITIES

Dear [Name of Landlord or Property Manager],

I am writing this letter to formally notify you that you are in breach of our lease agreement dated [Date of Lease Agreement] for the property located at [Your Property Address].

Specifically, you have failed to maintain the following utility service(s) which are your responsibility under Section [Section Number] of our contract: [List utilities, e.g., Water, Electricity, Gas, Heating].

As of [Date/Time], the aforementioned utility service has been [interrupted/shut off/is non-functional]. This failure to provide essential services constitutes a material breach of the lease agreement and, in many jurisdictions, a violation of the implied warranty of habitability.

I request that you take immediate action to restore these services. Please consider this formal notice that if the utilities are not fully restored within [Number of hours/days] of receipt of this letter, I will pursue all available legal remedies. These may include, but are not limited to:

- Withholding rent until the breach is cured;
- Repairing the issue and deducting the cost from future rent (Repair and Deduct);
- Seeking damages for loss of use of the premises;
- Termination of the lease agreement.

Please contact me immediately at [Your Phone Number] to confirm when the utility services will be restored.

Sincerely,

[Your Signature]

[Your Printed Name]