

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

[Date]

[Landlord or Property Manager Name]
[Landlord or Property Manager Address]

RE: NOTICE OF BREACH OF COVENANT OF QUIET ENJOYMENT

Dear [Landlord or Property Manager Name],

I am writing to formally notify you of a recurring nuisance and odor issue at my residence located at [Your Address]. These conditions are significantly interfering with my right to the quiet enjoyment of my home.

Specifically, the following issues have been occurring:

- **Description of Odor:** [Describe the smell, e.g., cigarette smoke, marijuana, trash, sewage]
- **Source:** [Specify source if known, e.g., Neighbor in Unit 4B, common hallway, ventilation system]
- **Frequency/Duration:** [Describe how often and when this occurs]

As a tenant, I am entitled to the "implied covenant of quiet enjoyment," which guarantees my right to use and enjoy my rented premises in peace and without substantial interference. The persistent odors mentioned above are not only a nuisance but are also affecting my health and ability to live comfortably in the unit.

I have previously attempted to resolve this by [mention any previous informal attempts, e.g., speaking to the neighbor or sending an email on Date], but the problem persists.

I request that you take immediate action to investigate and remedy this breach of my lease and local housing laws. Please provide a written response within [Number of days, e.g., 7] days outlining the steps you will take to resolve this matter.

Thank you for your prompt attention to this serious issue.

Sincerely,

[Your Signature]

[Your Printed Name]