

Form 10: Repair Demand Letter

Certified Mail # _____

Your Name

Your Address

Date

Landlord's Name

Landlord's Address

Demand Letter Pursuant to Massachusetts General Law Chapter 93A

Dear *Landlord*:

This letter is a demand for relief under the Consumer Protection Act, Chapter 93A, for certain unfair and deceptive practices that you have engaged in.

I live at _____ (*address*) and have been a tenant of yours for the past _____ (*time frame*). Since _____ (*date*), I have repeatedly notified you about defective conditions in my apartment and requested that you make the necessary repairs, including in writing on _____ (*date*). You have, in turn, repeatedly ignored these requests. This constitutes a willful violation of Chapter 93A.

Under Chapter 93A it is an unfair and deceptive act to rent an apartment with housing conditions that violate the state sanitary code. The presence of serious violations of the state sanitary code and repeated refusal to repair these conditions also constitutes a breach of the implied warranty of habitability. The violations of the state sanitary code that you have refused to repair include, but are not limited to:

- 1.
- 2.
- 3.

I have experienced substantial interference with the use and enjoyment of my home because of the serious conditions that you have failed to repair. (*Explain how the bad conditions have affected you and/or caused any property loss or additional expenses.*)

A reasonable offer would include, at a minimum _____ (*state the dollar amount*) and prompt correction of the violations of the state sanitary code. Your failure to make a reasonable offer within 30 days of receiving this letter could subject you to triple damages, attorney's fees and costs, if I decide to take further legal action.

Sincerely,

Your Signature