

THE REPAIR AND DEDUCT RULE

Letter #1

FROM:

your name, address, and phone number

TO:

landlord's name and address

today's date

Dear *landlord's name* :

I am writing to tell you that the following problems in my apartment need to be repaired:

list problems here

I understand that by Rhode Island law, you have up to 20 days to take care of these problems. If the repairs are not made within that time, I plan to have the repairs done and deduct the cost (up to \$125) from my next rental payment.

Please let me know as soon as possible when you plan to make these repairs.

Sincerely,

sign your name here

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Letter #2

FROM:

your name, address, and phone number

TO:

landlord's name and address

today's date

Dear *landlord's name* :

I am writing to tell you that on DD/MM/YY (*write the date(s) of the problems here*) the problems in my apartment listed below created an emergency situation and required immediate repair.

The problems were:

list problems here

(If you tried to contact your landlord but couldn't reach him, use the following sentence.)

I tried to contact you by (*write in how you tried to contact your landlord here*) on (*write in the date(s) and time(s) you tried to contact your landlord here*) but I was unable to reach you.

(If you contacted your landlord but he refused to make the repairs, use the following sentence.)

When I spoke to you on (*write the date and time you spoke with your landlord here*), you refused to make these needed repairs.

Since the problems were of an emergency nature, I had the repairs done and I will deduct the cost (not to exceed \$125) from my next rental payment.

Sincerely,

sign your name here

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Letter #3

FROM:

your name, address, and phone number

TO:

landlord's name and address

today's date

Dear *landlord's name* :

I am writing to tell you that on DD/MM/YY (*write the date(s) of*

the problems here) you failed to provide my apartment with the essential services listed below as you are required to do.

list the missing essential services here

(If you tried to contact your landlord but couldn't reach him, use the following sentence.)

I tried to contact you by *(write in how you tried to contact your landlord here)* on *(write in the date(s) and time(s) you tried to contact your landlord here)* but I was unable to reach you.

(If you contacted your landlord but he refused to make the repairs, use the following sentence.)

When I spoke to you on *(write the date and time you spoke with your landlord here)*, you refused to supply the services listed above in a reasonable time.

Since the the missing services are essential, I had them provided myself and I will deduct the cost of doing so from my next rental payment.

Sincerely,

sign your name here