<name of landlord>

<Address>

<City, state zip>

Re: 14-day Notice for Repairs needed for <address>

Dear <landlord name>,

I am an attorney representing <client name>. Minnesota Statute § 504B.161 requires that every landlord of a residential premises do the following:

1) keep the premises and all common areas fit for the use intended by the parties;

2) keep the premises in reasonable repair during the term of the lease or license;

3) maintain the premises in compliance with the applicable health and safety laws of the state.

These “covenants of habitability” cannot be waived.

This email hereby gives you notice of my client’s demand that certain repairs be made to <property address> to comply with the covenants of habitability. Specifically:

-issue one

-issue two

-etc.

This notice is given per Minnesota Statute §504B.385, and if repairs are not completed within 14 days, we plan to file a rent escrow action in court.

Sincerely,

<Attorney Name>

Phone

Email

Cc: Client