DATE

Mr./Ms. Landlord

Landlord’s Address

Re:  Habitability Problem

Tenant’s Name and Address

Dear Mr./Ms. Landlord:

Please be advised that I have a problem with my dwelling unit, located at (Insert your address). As you may know, my dwelling unit:

 (List problem)

This problem constitutes a failure to supply essential items or services. This/these problem(s) has/have persisted since \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Insert date of first occurrence). Nevada Revised Statute (NRS) 118A.380 and/or my lease require(s) you to supply the following in well-maintained, good working order:

1. Heat
2. Air conditioning
3. Running water
4. Hot water
5. Electricity
6. Gas
7. A door lock

Per item number (insert the number or numbers from above that pertains to your problem) above, I am requesting

 (Describe what you want, for example: a working air conditioner)

NRS 118A.380 requires you to fix this (these) problem(s) within 48 hours (excluding weekends and holidays) of the date on this letter.

You have 48 hours (excluding weekends and holidays) to remedy this (these) problem(s) or I will: (select one)

□ Terminate my rental agreement immediately

□ Procure the service and deduct the actual, reasonable cost of the service from the rent

□ Recover actual damages

□ Withhold rent until the service is restored (rent must be held in a court escrow account)

□ Procure comparable housing until the service is restored and recover actual, reasonable cost of the new dwelling’s rent, should it exceed the original dwelling’s rent, which is abated

□ Seek my remedies under Nevada law, including, but not limited to, filing a lawsuit against you for actual damages sustained as a result of your violation of Nevada law

Thank you for your anticipated cooperation in this matter. Please contact me to set up a good time for you to repair the problem(s).

Sincerely,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant signature