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/these problem(s) create(s) inhabitable living conditions. This/these problem(s) has/have persisted since \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Insert date of first occurrence). Nevada Revised Statute (NRS) 118A.290 and/or my lease require(s) you to supply the following in well-maintained, good working order:

1. Effective waterproofing and weather protection
2. Plumbing facilities
3. Hot and cold water with appropriate fixtures
4. Sewage disposal system
5. Heating facilities
6. Electrical lighting, outlets, wiring and electrical equipment
7. An appropriate number of receptacles for trash
8. Clean, sanitary buildings and grounds, free of debris, filth, trash, and pests
9. Floors, walls, ceilings, stairways, and railings
10. Ventilating, air-conditioning

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: repairs to a leaking toilet)

NRS 118A.355 requires you to fix this (these) problem(s) within 14 days of the date on this letter.

You have 14 days to remedy this (these) problem(s) or I will: (select one)

□ Terminate my rental agreement immediately

□ Recover actual damages

□ 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