

SAMPLE

NOTICE TO LANDLORD OF NEED FOR REPAIR AND DEDUCTION FROM RENT

To: _____ (Date) _____
(Landlord)

Re: _____
(Address of rental unit)

(City, State)

You are notified that in my rental unit, the following essential services are in need of repair:

I did not cause these problems, nor did my family or guests.

If you do not repair these problems by _____, I will arrange for the repairs myself, and will deduct the cost of the repairs from my rent, as I am permitted to do under AS 34.03.180.

Signed: _____
(Tenant)

Tenant's Record of Service

Instructions: Serve a copy of this notice on the landlord. Immediately fill out this section to describe how service was accomplished. Complete all statements that apply. Keep the completed original.

- Landlord acknowledges receipt of this notice on _____.
(Date) (Landlord/Property Manager's Signature)
- This notice was personally served on _____ by the undersigned on _____.
(Name) (Date)
- I attempted to make personal service on the landlord. I knocked on the door, but no one answered. I believed the landlord was absent, so I securely affixed the notice to the entry door of the premises.
- This was done on the _____ day of _____, 20__ at _____ a.m./p.m.
- I mailed a copy of this notice to landlord's address at _____,
on the _____ day of _____, 20__. (Address)
- Landlord was served by registered or certified mail. (I have retained the receipt.)
- Date: _____ Signature: _____ Print Name: _____

Keep a copy of this notice.