

NOTICE OF TENANT'S INTENTION TO REPAIR DEFECT AND  
DEDUCT COST OF REPAIRS FROM FUTURE RENTAL PAYMENTS

TO: \_\_\_\_\_

The unit which I rent from you is located at:

\_\_\_\_\_

Pursuant to Maine State Law, 14 M.R.S.A. §6026, no landlord may permit to exist in any rental unit any condition which endangers or materially impairs the health or safety of a tenant. According to this law, if you fail to correct the defect, the tenant may pay to have the defect corrected and may deduct the cost of repairs (up to \$500 or 1/2 the rent, whichever is greater) from future rental payments.

The unit that I rent from you is in violation of this law for the following reason(s):

\_\_\_ Faulty Heating System

\_\_\_ Insect Infestation

\_\_\_ Inadequate Heat

\_\_\_ Leaking Ceiling

\_\_\_ Faulty Sewage System

\_\_\_ Unfit Drinking Water

\_\_\_ Insufficient Hot Water  
or Water Pressure

\_\_\_ Faulty Electrical Wiring

\_\_\_ Unsafe Chimney

\_\_\_ Other \_\_\_\_\_

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

COMMENTS: (Describe the particular details of your situation; use other side if necessary.)

I hereby request that you correct this condition immediately. Please be advised that if you fail to do so within 14 days (or right away in the case of emergency), I will cause the repairs to be done and will deduct the amount of the repair costs from future rental payments.

SIGNED: \_\_\_\_\_

DATED: \_\_\_\_\_

Deliver this notice in hand to your landlord, or send by certified mail, Return Receipt Requested. Keep a copy for your records.