NOTICE OF VIOLATION/MAINE WARRANTY OF HABITABILITY

.14 M.R.S.A. §6021 (Apartments and Houses) 10 M.R.S.A. §9099 (Mobile Home Park Spaces)

TO:			
FROM:			

According to the provisions of the laws governing The Maine Warranty of Habitability, landlords must maintain their rental units and mobile home park spaces free from any condition which endangers or impairs the health or safety of tenants. The unit/mobile home park space which I rent from you at:

is subject to these provisions and IS IN VIOLATION OF THE WARRANTY OF HABITABILITY ACT FOR THE FOLLOWING REASON(S):

Inadequate Heat/Faulty Heat System	Leaking Ceilings			
Inadequate Hot Water	Unfit Drinking Water			
Poor Air Quality	Unsafe Electrical Wiring			
Malfunctioning Sewage System	Other			
COMP (TNTTQ) (D) = (1 + (1 + 1) + (1 + 1) + (1 + 1))				

COMMENTS: (Describe the details of your complaint):

I HEREBY REQUEST THAT YOU CORRECT THE ABOVE DEFECT(S) IMMEDIATELY. Please be advised that if you fail to do so, I will take appropriate legal action. If you are found to have violated the Warranty of Habitability Act, a judge can order you to correct the defect, reduce my future rental payment, and return to me rent which I have paid to you while the defect existed.

SIGNED: _____

DATE: _____

Give this Notice to your landlord personally or by **Certified Mail/Return Receipt Requested.** If you mail it, send a second copy to your landlord by regular mail. Keep a copy for your records and send a copy to your local Code Enforcement Officer.