Response to Invoice for Repairs

Landlord*:* «lname»

Address: «laddress» «laddress2»

I, «tname1» «tname2», reside at your property located at «taddress» «taddress2».

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ reside at your property located at

*(Print tenant’s name)*

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*(Address, city, state, zip)*

This is a response to the invoice you sent me for repairs. I call to your

attention Minnesota Statute § 504B.161, subdivision 1, which makes the landlord responsible for maintenance unless the problem was caused by the “willful, malicious, or irresponsible conduct of the tenant.” I have not engaged in any such conduct regarding the problems necessitating this repair. Therefore, like any other maintenance problem —leaky faucet, flying bats in the attic, etc — the cost of dealing with the problem falls on you as landlord and not me as tenant.

Since your invoice appears to violate Minnesota law I do not plan to pay it. Please rescind the invoice within fourteen days.

Thank you for your prompt attention to this matter.

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*Tenant’s Signature Date*