{{ users }}

{{ users[0].mailing\_address.line\_one() }}

{{ users[0].mailing\_address.line\_two() }}

To:

{%p for other\_party in other\_parties %}

{{ other\_party }}

{{other\_party.address\_block()}}

{%p endfor %}

{%p if is\_landlord\_subject\_to\_93a %}

**Demand letter pursuant to Massachusetts General Law Chapter 93A**

{%p else %}

**Settlement request letter and request for relief**

{%p endif %}

Dear {{ other\_parties.complete\_elements() }}:

{%p if is\_landlord\_subject\_to\_93a %}

This letter is a demand for relief under the Consumer Protection Act, Chapter 93A, for certain unfair and deceptive practices that you have engaged in.

{%p else %}

This letter is a request for settlement pursuant to Massachusetts law for your violation of your responsibility to {% if users | length > 1 %}us{% else %}me{% endif %} as a landlord.

{%p endif %}

{%p if users | length > 1 %}

We live at {{ users[0].address.on\_one\_line() }}and have been tenants of yours since {{ tenant\_movein\_date }}. Since {{ notification\_date }}, we have repeatedly notified you about defective conditions in our apartment and requested that you make the necessary repairs{% if written\_notification == True %}, including in writing on {{ letter\_date }}.{% else %}.{% endif %} You have, in turn, repeatedly ignored these requests.{% if is\_landlord\_subject\_to\_93a %} This constitutes a wilful violation of Chapter 93A.{% endif %}

{%p else %}

I live at {{ users[0].address.on\_one\_line() }}and have been a tenant of yours since {{ tenant\_movein\_date }}. Since {{ notification\_date }}, I have repeatedly notified you about defective conditions in my apartment and requested that you make the necessary repairs{% if written\_notification == True %}, including in writing on {{ letter\_date }}.{% else %}.{% endif %} You have, in turn, repeatedly ignored these requests.{% if is\_landlord\_subject\_to\_93a %} This constitutes a wilful violation of Chapter 93A.{% endif %}

{%p endif %}

{% if is\_landlord\_subject\_to\_93a %}Under Chapter 93A it is an unfair and deceptive act to rent an apartment with housing conditions that violate the state sanitary code.{% else %}It is a violation of Massachusetts law to rent an apartment with housing conditions that violate the state sanitary code.{% endif %} The presence of serious violations of the state sanitary code and repeated refusal to repair these conditions constitutes a breach of the implied warranty of habitability. The violations of the state sanitary code that you have refused to repair include, but are not limited to:

{{p tenant\_repair\_issue\_description | markdown }}

{%p if users | length > 1 %}

We have experienced substantial interference with the use and enjoyment of our home because of the serious conditions that you have failed to repair. {{ fix\_punctuation(effect\_of\_conditions) }}

{%p else %}

I have experienced substantial interference with the use and enjoyment of my home because of the serious conditions that you have failed to repair. {{ fix\_punctuation(effect\_of\_conditions) }}

{%p endif %}

{%p if damage\_calculation\_method != "skip\_amount" %}

A reasonable offer would include, at a minimum {{ currency(tenant\_93a\_demand\_amount) }} and prompt correction of the violations of the state sanitary code.{% if is\_landlord\_subject\_to\_93a %} Your failure to make a reasonable offer within 30 days of receiving this letter could subject you to triple damages, attorney’s fees, and costs, if {% if users | length > 1 %}we{% else %}I{% endif %} decide to take further legal action.{% endif %}

{%p else %}

{%p if users | length > 1 %}

A reasonable offer would include, at a minimum, compensation for the reduced value of our home or three times the monthly fair rental value of our home in good repair, whichever amount is larger, and prompt correction of the violations of the state sanitary code.{% if is\_landlord\_subject\_to\_93a %} Your failure to make a reasonable offer within 30 days of receiving this letter could subject you to triple damages, attorney’s fees, and costs, if we decide to take further legal action.{% endif %}

{%p else %}

A reasonable offer would include, at a minimum, compensation for the reduced value of my home or three times the monthly fair rental value of my home in good repair, whichever amount is larger, and prompt correction of the violations of the state sanitary code.{% if is\_landlord\_subject\_to\_93a %} Your failure to make a reasonable offer within 30 days of receiving this letter could subject you to triple damages, attorney’s fees, and costs, if I decide to take further legal action.{% endif %}

{%p endif %}

{%p endif %}

Sincerely,

{%p for user in users %}

{{ user.signature\_if\_final(i) }}

{{ user }}

{%p endfor %}