

Request for Repairs

I, _____, live at your property at _____.

I am writing to ask you to do repairs at the rental property listed above. Minnesota State § 504B.161 says that residential landlords have to do the things listed below. It doesn't matter if the lease is in writing or not.

- (1) Keep the home and all common areas "fit for the use intended by the parties"
- (2) Keep the home in "reasonable repair"
- (3) Keep the home at a minimum temperature of 68 degrees Fahrenheit from October 1st through April 30th
- (4) Make sure the home meets health and safety laws of the state and local government
- (5) Keep the home "reasonably energy efficient by installing weatherstripping, caulking, storm windows, and storm doors"

These are called the "Covenants of Habitability." They are set by law and can't be changed or ignored, even if the lease says something different. The landlord is responsible for repairs to the home unless the tenant damages the home on purpose or by being reckless or careless.

Please make the following repairs within the next 14 days:

✓	PROBLEM	WHEN IT STARTED	DESCRIPTION
	INFESTATIONS		
	Mice		
	Cockroaches		
	Bed bugs		
	Other		
	ELECTRICAL		
	No/broken smoke detector		
	Exposed wiring		
	Short circuits/ faulty electrical		
	No cover plates on outlets		
	Other		
	PLUMBING		
	No hot water		
	Clogged pipes/toilet		
	Bad water pressure		
	Dripping faucets		
	Leaks		

	Other		
	WINDOWS		
	Missing/torn screens		
	Missing storm windows		
	Broken/cracked glass		
	Missing/broken locks		
	Other		
	DOORS		
	No deadbolt locks		
	Broken locks		
	Missing/broken door knobs		
	Other		
	WALLS / CEILING / FLOORS		
	Chipped / flaking paint		
	Holes or cracks in walls		
	Leaky roof or ceiling		
	Holes in carpet		
	Missing/broken tiles or linoleum		
	Other		
	FURNACE		
	Not enough heat		
	Gas leaks		
	Other		
	APPLIANCES		
	Broken stove/oven		
	Broken refrigerator		
	Other		
	SECURITY / PRIVACY		
	Illegal entries by landlord		
	Disturbance by other tenants		
	Break-ins, vandalism		
	Broken or unsecure entry doors		
	Other		
	OTHER AREAS		
	Issues with the yard		
	Trash from previous tenant		
	Problems with garage/storage area		
	Leaky basement		
	Pay utility bills		
	Missing/broken cabinets/doors		
	Other		
