

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 | | |
| | | | |
| | | | |
| | | | |
| | | | |
