**NOTICE TO REPAIR**

{{ format\_date(today()) }}

Dear {{ landlord\_name }},

This is a letter from your tenant, {{ users }}. Please be aware that this is a notice for you {{ landlord\_name}} (landlord), to make repairs and bring the residence at the following address up to code:

{{ users[0].address.block() }}

If the repairs are not made within the stipulated period of time I am entitled to either withhold rent, break the lease or file a petition in court asking them to enforce the Massachusetts State Sanitary Code and order you to make the repairs.

At this time an official inspection by a Board of Health official {% if inspection\_yesno %} has taken place on {{ inspection\_date }} and the report is attached along with this Notice. {% elif future\_inspection %} will take place on {{ future\_inspection\_date }} and will confirm the following issues stipulated in this notice. {% else %} has not taken place but the issues stipulated are photographed and documented accordingly and it is my intention to have an official make an inspection soon. {% endif %}

**Below is a list of the known violations and the time which you have to fix them before I am entitled to pursue further action:**

{% if not twentyfourhour\_fixes.all\_false() %}

The following issues must be fixed withing 24 hours according to the Massachusetts Code of Regulations at 105 C.M.R. § 410.750:

{% for issue in twentyfourhour\_fixes.true\_values() %}

{{ issue }}

{% endfor %}

{% endif %}

{% if not fiveday\_fixes.all\_false() %}

The following issues must be fixed withing 5 days according to the Massachusetts Code of Regulations at 105 C.M.R. § 410.750:

{% for issue in fiveday\_fixes.true\_values() %}

{{ issue }}

{% endfor %}

{% endif %}

The following issues must be fixed withing 30 days according to the Massachusetts Code of Regulations at 105 C.M.R. § 410.750:

{% for issue in kitchen\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in bathroom\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in water\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in heat\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in ventilation\_light\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in electric\_gas\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in safety\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in structural\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in space\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in general\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in rodents\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in garbage\_issues.true\_values() %}

{{ issue }}

{% endfor %}

{% for issue in lead\_issues.true\_values() %}

{{ issue }}

{% endfor %}

Please note that this is a letter of notice dated {{ format\_date(today()) }} and I will keep a copy of this notice on file in case furthur action.

If there is a repairman coming to make repairs to the damage listed above please inform me at least 24 hours before.

Thank you,

{{ users }}