Request for Repairs

{{ other\_parties[0] }}

{{ other\_parties[0].address\_block() }}

**RE: {{ users[0] }}, residing at your property located at {{ users[0].address.address }}**

I wish to inform you that Minnesota statute §504B.161 requires that every landlord of residential premises, whether the lease is in writing or oral, do the following:

1. Keep the premises and all common areas fit for the use intended by the parties
2. Keep the premises in reasonable repair during the term of the lease or license
3. Furnish heat at a minimum temperature of 68 degrees Fahrenheit from October 1st through April 30th
4. Maintain the premises in compliance with the applicable health and safety laws
5. Make the premises reasonably energy efficient by installing weatherstripping, caulking, storm windows, and storm doors

Since parties to a lease or license of residential premises may not waive or modify the “covenants of habitability” imposed by this statute, the landlord must do these things regardless of any contrary lease terms, unless the tenant caused the disrepair by his or her willful, malicious, or irresponsible conduct).

I am requesting repairs within 14 days to the following items or conditions:

1. {%p for item in repairs %}
2. {{ item }}
3. {%p endfor %}

{{ users[0].signature\_if\_final(i) }}

**{{ users[0] }}**

{{ sent\_date }}