

Notice of Neighbor Violation Instructions

1. Print out the letter
2. Fill out the enclosed letter. If you need help filling out the letter, call HOME Line @ 612-728-5767 in the metro area or 866-866-3546 if you are long distance, and a tenant advocate will be happy to help you fill out the information.
3. Make sure the letter is signed and dated.
4. Make a copy of the letter. Keep it for your personal file.
5. Send the original request by first class mail (regular 39 cents) to the landlord or property owner (whoever you pay rent to or is named on the lease). Allow them 14 days from receipt of the letter to remedy the problem.
6. If the landlord or property owner fails to remedy the problem, call HOME Line back and a tenant advocate will discuss further options with you.

Notice of Neighbor's Covenant Violations

To: _____ (Landlord)
_____ (Address)
_____ (City, State, Zip code)

I, _____, reside at the premises located at _____.

Per Minnesota Statute § 504B.161, in every residential lease, whether in writing or oral, the landlord covenants the following:

“1. That the premises and all common areas are fit for the use intended by the parties;

2. To keep the premises in reasonable repair during the terms of the lease, except when the disrepair has been caused by the willful, malicious, and irresponsible conduct of the lessee or a person under the direction or control of the lessee;

3. To maintain the premises in compliance with the applicable health and safety laws of the state . . . except when violation of the health and safety laws have been caused by the willful, malicious, or irresponsible conduct of the lessee or a person under the control of the lessee.”

The statute further states the parties to a residential lease may not waive or modify the covenants imposed by this statute.

I believe my premises is not fit for the use intended because of the following disturbances caused by neighbors:

| | | |
|----------|------|-----------|
| Neighbor | Date | Violation |
|----------|------|-----------|

| | | |
|----------|------|-----------|
| Neighbor | Date | Violation |
|----------|------|-----------|

Please remedy this situation within fourteen days.

Tenant's signature

Date