

**DATE:**  
**CERTIFIED MAIL NO.:** \_\_\_\_\_

From: [Tenant's/Renter's Name and Current Address]

To: [Landlord's Name and Address]

**Intent to Use Repair and Deduct Law for** \_\_\_\_\_  
(Address of Property Tenant is Renting)

Dear \_\_\_\_\_:  
(Landlord's Name)

I wrote to you on \_\_\_\_\_ (Date of Earlier Letter) to ask that you make necessary repairs to the property I am renting from you. These items have not been repaired.

I have prices from repair people for the cost of doing the repairs I asked you to do. Included with this letter are these price estimates for doing the repairs I asked for.

[INCLUDE PRICE ESTIMATES FROM PEOPLE YOU CONTACTED ABOUT DOING THE REPAIRS]

**If I do not hear from you in 14 days from the date of this letter, I will ask the repair person with the lowest price to do the repairs. I will pay for the repairs myself and deduct that amount from my rent for the month after the repairs are done.**

The Louisiana Civil Code allows me to deduct the reasonable cost for necessary repairs that you refuse to do:

Art. 2694. Lessee's right to make repairs

If the lessor [landlord] fails to perform his obligation to make necessary repairs within a reasonable time after demand by the lessee [tenant], the lessee may cause them to be made. The lessee may demand immediate reimbursement of the amount expended for the repair or apply that amount to the payment of rent, but only to the extent that the repair was necessary and the expended amount was reasonable.

Thank you for your attention to this matter.

Sincerely,

\_\_\_\_\_  
Tenant's Signature  
Print Name: