

DATE:
CERTIFIED MAIL NO.: _____

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

To: [Landlord's Name and Address]

Rent Deduction for Necessary Repairs Paid For _____
(Property Address Tenant is Renting)

Dear _____;
(Landlord's Name)

I wrote to you on _____ (Date of first letter) to ask that you make necessary repairs to the property I am renting from you. These items have not been repaired.

I wrote to you again on _____ (Date of second letter, with repair estimates) to give you estimates for the cost of doing these repairs. In that letter I said that if I did not hear from you in fourteen (14) days I would pay for these repairs and deduct them from my rent.

Fourteen (14) days have passed without an answer from you about the repairs or the repair estimates I sent to you. I hired the person with the lowest price for the repairs to do the work. Here is a copy of the paid bill. **[BE SURE TO INCLUDE A COPY OF THE PAID BILL FOR THE REPAIRS DONE]**

I plan to deduct from my next month's rent this amount for the repairs I paid for:
\$ _____ **[INSERT AMOUNT OF REPAIR BILL YOU PAID]**

The Louisiana Civil Code permits me to deduct from my rent the reasonable cost for necessary repairs that you refuse to do:

Art. 2694. Lessee's right to make repairs
If the lessor fails to perform his obligation to make necessary repairs within a reasonable time after demand by the lessee, 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: