



Landlord issue documentation letter (Dallas-Fort Worth renter)

[Your name]

[Rental address, unit]

[Email] · [Phone]

[Date]

[Landlord / property manager name]

[Landlord address]

Re: Formal notice — documented pattern of conduct at

[rental address, unit], Dallas-Fort Worth, TX [ZIP]

Dear [Landlord name],

I am writing to formally document a pattern of conduct at my unit and to put you on written notice.

1. [Date] — [Describe what happened: repair request, complaint, or protected action taken]
2. [Date] — [Describe the landlord's response: entry, notice, service cutoff, rent increase, eviction filing, etc. — include exact dates]
3. [Date] — [Continue adding each incident in order, with as much detail as possible: who was involved, what was said or done, and any witnesses]

I exercised the right(s) described above in good faith. Under Tex. Prop. Code § 92.331, a landlord may not retaliate against a tenant because the tenant, in good faith, exercised a right under the lease or the law, gave notice of a need for repair, or complained to a government agency about a condition believed in good faith to be a violation. Because [describe the landlord's adverse action] occurred within six months of [describe your protected action], § 92.331 creates a presumption that this action was retaliatory, which you would need to rebut with a legitimate, independent reason under § 92.332.

I am not behind on rent, and I am not aware of any legitimate, independent reason for the actions described above. I am keeping a dated log, photographs, and copies of all related correspondence.

Please respond to me in writing at the address or email above. If this pattern continues, I intend to pursue the remedies available to me under § 92.333, which include a civil penalty of one month's rent plus \$500, actual damages, court costs, and reasonable attorney's fees.

Sincerely,

[Your name]