



Repair escalation letter — second notice (Dallas-Fort Worth)

[Your name]

[Rental address, unit]

[Email] · [Phone]

[Date]

[Landlord / property manager name]

[Landlord address]

SENT BY CERTIFIED MAIL — Re: SECOND NOTICE, unrepaired condition(s) at
[rental address, unit], Dallas-Fort Worth, TX [ZIP]

Dear [Landlord name],

On [date of first request], I gave you written notice of the following
condition(s) requiring repair:

1. [Describe the problem, its location, and when it started]
2. [Add more items as needed]

It has now been [number] days, and the condition(s) above remain
unrepaired. I remain current on my rent as of the date of this letter.

Under Tex. Prop. Code § 92.052, you have a duty to repair a condition that
materially affects the physical health or safety of an ordinary tenant, or
a failure to supply hot water of at least 120°F. This is my follow-up
notice, sent by certified mail, as required by § 92.056 before I can rely
on the remedies below. Texas law presumes 7 days is a reasonable period to
repair after proper notice, though that presumption can be shown to be too
short or too long depending on the circumstances.

If this condition is not corrected within a reasonable time from this
notice, I intend to pursue the remedies available to me, which may include:

- Repair-and-deduct: for certain serious conditions, § 92.0561 lets me
have the repair made by a licensed or otherwise qualified contractor and
deduct the cost from rent, up to one month's rent or \$500, whichever is
greater, after giving you a copy of the bill.

- Court action: § 92.0563 lets a Justice of the Peace, county, or district court order the repair, reduce my rent retroactively, and award a civil penalty of one month's rent plus \$500, actual damages, and attorney's fees.

I would strongly prefer to resolve this directly with you. Please confirm a specific repair date in writing by [date]. I am happy to provide access; contact me at [phone/email] to schedule.

Thank you for addressing this promptly.

Sincerely,

[Your name]