



Habitability complaint escalation letter (LA)

[Your name]

[Rental address, unit]

[Email] · [Phone]

[Date]

[Landlord / property manager name]

[Landlord address]

Re: SECOND NOTICE — Unrepaired habitability condition(s) at [rental address, unit]

Dear [Landlord name],

On [date of first request], I notified you in writing 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 these conditions remain unrepaired. I am writing again to make clear that this delay is no longer acceptable and to explain what happens next if it continues.

Under California's implied warranty of habitability, Cal. Civil Code §§ 1941 and 1941.1, you are required to maintain this unit in a condition fit for human occupancy, including effective waterproofing, working plumbing and gas, hot and cold running water, a functioning heating system, and common areas free of debris, mold, and pests. The condition(s) described above affect the habitability of my home, and under Cal. Health & Safety Code § 17920.3, a dwelling with defective plumbing, heating, wiring, sanitation, or structural hazards of this kind meets the legal definition of a "substandard building."

Please be aware that:

- If this is not corrected within a reasonable time, I may use the repair-and-deduct remedy under Civil Code § 1942 (limited to one month's rent, twice in any 12-month period), or pursue other remedies available to me.
- If I report this condition to the LA Housing Department (LAHD) or another code enforcement or health agency and the condition remains uncorrected after their required notice period, Civil Code § 1942.4 makes it unlawful for you to demand or collect rent from me until the violation is corrected — and provides for recovery of my actual damages, reasonable attorney's fees, and special damages of not less than \$100 nor more than \$5,000 per violation under Civil Code § 1942.4(b)(2).
- Any attempt to raise my rent, reduce services, or serve a notice affecting my tenancy within 180 days of this

letter is presumed retaliatory under Civil Code § 1942.5.

I would strongly prefer to resolve this directly with you. Please confirm a repair date in writing by [date, e.g., 7 days from this letter]. If I do not hear from you or the condition is not corrected by then, I intend to file a complaint with LAHD (housing.lacity.gov, (866) 557-7368), which can trigger a Systematic Code Enforcement Program (SCEP) inspection and, for unresolved violations, placement of the property into the Rent Escrow Account Program (REAP).

Thank you for addressing this promptly.

Sincerely,

[Your name]