

Repair request letter to landlord (CA)

Free template from certrent.com — replace the [bracketed] parts with your details. This is a template, not legal advice.

[Your name]

[Rental address, unit]

[Email] · [Phone]

[Date]

[Landlord / property manager name]

[Landlord address]

Re: Request for repairs at [rental address, unit]

Dear [Landlord name],

I am writing to notify you, in writing, of the following condition(s) in my unit that need repair:

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

Under California's implied warranty of habitability (Cal. Civil Code §§ 1941, 1941.1), landlords must maintain rental units 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 and pests. These conditions affect the habitability of my unit.

Please arrange for repairs within a reasonable time — I would appreciate a response by [date]. Please note that under Cal. Civil Code § 1942, if this issue is not corrected within 30 days of this notice, I may be entitled to repair the problem myself and deduct the cost from rent (up to one month's rent, limited to twice in any 12-month period), or pursue other remedies available to me. I am happy to provide access; please contact me at [phone/email] to schedule.

Thank you for taking care of this promptly.

Sincerely,

[Your name]

In Los Angeles, if your landlord doesn't respond you can also file a complaint with the LA Housing Department (LAHD) at housing.lacity.gov or (866) 557-7368 — repeated violations can trigger a Systematic Code Enforcement Program (SCEP) inspection or placement into the Rent Escrow Account Program (REAP) under Civil Code § 1942.4. For emergencies (no heat, no water, gas leak, sewage), call LAHD's urgent repair line and your local building & safety department. Photos and video help — attach them. This is a template, not legal advice.