

NOTICE OF TENANT'S INTENTION TO REPAIR DEFECT AND  
DEDUCT COST OF REPAIRS FROM FUTURE RENTAL PAYMENTS

TO: \_\_\_\_\_

The unit which I rent from you is located at:

\_\_\_\_\_

Pursuant to Maine State Law, 14 M.R.S.A. §6026, no landlord may permit to exist in any rental unit any condition which endangers or materially impairs the health or safety of a tenant. According to this law, if you fail to correct the defect, the tenant may pay to have the defect corrected and may deduct the cost of repairs (up to \$500 or 1/2 the rent, whichever is greater) from future rental payments. This limit is increased to two times the monthly rent where a building is in foreclosure.

The unit that I rent from you is in violation of this law for the following reason(s):

- |  |   |
|--|---|
| <input type="checkbox"/> Faulty Heating System                       | <input type="checkbox"/> Insect Infestation       |
| <input type="checkbox"/> Inadequate Heat                             | <input type="checkbox"/> Leaking Ceiling          |
| <input type="checkbox"/> Faulty Sewage System                        | <input type="checkbox"/> Unfit Drinking Water     |
| <input type="checkbox"/> Insufficient Hot Water<br>or Water Pressure | <input type="checkbox"/> Faulty Electrical Wiring |
| <input type="checkbox"/> Unsafe Chimney                              | <input type="checkbox"/> Other _____              |

\_\_\_\_\_  
COMMENTS: (Describe the particular details of your situation; use other side if necessary.)

I hereby request that you correct this condition immediately. Please be advised that if you fail to do so within 14 days (or right away in the case of emergency), I will cause the repairs to be done and will deduct the amount of the repair costs from future rental payments.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_

Deliver this notice in hand to your landlord, or send by certified mail, Return Receipt Requested.  
Keep a copy for your records.