

# MAJOR CODE VIOLATIONS

DATE: \_\_\_\_\_

TO: \_\_\_\_\_  
name of landlord

RE: Notice of problem(s) at \_\_\_\_\_.  
address

Dear \_\_\_\_\_,  
name of landlord

I am writing to make you formally aware of serious problems existing at

\_\_\_\_\_. The following needs to be done:  
Address

Pursuant to chapter 137, sections 4457 and 4458 of the Vermont state statutes, a landlord is required to maintain premises that are safe, clean, and fit for human habitation and that comply with housing and health regulations. If a landlord fails to comply with those obligations within a reasonable time and this noncompliance affects health and safety, a tenant may:

1. Withhold the payment of rent for the period of noncompliance;
2. Obtain injunctive relief;
3. Recover damages, costs and reasonable attorney's fees; and
4. Terminate the rental agreement on reasonable notice.

I request that these problems be taken care of as quickly as possible. If a reasonable effort to fix these problems is not made, I will be pursuing one or more of the above legal options which may specifically include withholding rent payment. Let this serve as your notice of my intent to pursue such action(s).

Sincerely,

\_\_\_\_\_  
signature

\_\_\_\_\_  
printed name

DATE: \_\_\_\_\_