**BY REGISTERED MAIL Without prejudice**

Montreal, \_\_\_\_\_\_\_\_\_\_\_\_\_

My landlord

111, Apartment Road

Montreal (Quebec) H1H 1H1

Subject: Formal notice

You are the landlord of my apartment, situated at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

I would like to inform you that my apartment is in need of the following repairs:

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There are also some issues with the conformity of the premises with municipal and construction bylaws.

You must certainly understand that it is difficult to tolerate this situation, as I cannot take advantage of the peaceable enjoyment of my apartment, as is my right. I’d like to remind you, for your information, that articles 1854 and 1864 of the Quebec Civil Code stipulate that:

***Art. 1854 C.c.Q****: The lessor is bound to deliver the leased property to the lessee in a good state of repair in all respects and to provide him with peaceable enjoyment of the property throughout the term of the lease.*

He is also bound to warrant the lessee that the property may be used for the purpose for which it was leased and to maintain the property for that purpose throughout the term of the lease.

***Art 1864 C.c.Q.****: The lessor is bound, during the term of the lease, to make all necessary repairs to the leased property other than minor maintenance repairs, which are assumed by the lessee unless they result from the age of the property or superior force.*

I therefore formally request that you rectify this situation in the ten (10) days following receipt of this letter. If you fail to do so, I will have no choice but to take my case to Tribunal administratif du logement, as well as the inspections department of the City of Montreal, without warning or delay.

Please act accordingly.

Sincerely,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature

(Name of tenant)

Tenant’s address