(City), (Date), 202\_

**WITHOUT PREJUDICE**

**To:** (Landlord’s name)

 (Landlord’s address)

(Landlord’s address)

**(Delivery method)**

**From:** (Tenant’s name)

(Tenant’s address)

(Tenant’s address)

**Subject: Formal notice – Lack of hot water**

To whom it may concern,

We are bound by a lease for the dwelling located at (address), in (city), and for which you are the lessor. This letter is to formally notify you that I have not had hot water in my dwelling since \_\_\_\_\_\_\_\_\_\_.

This situation causes me tremendous stress and a great loss of enjoyment.

I would like to remind you of articles 1854, 1910, and 1912 of the *Civil Code of Quebec*:

**1854.** 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.

**1910.** A lessor is bound to deliver a dwelling in good habitable condition; he is bound to maintain it in that condition throughout the term of the lease.

**1912.** The following give rise to the same remedies as failure to perform an obligation under the lease:

1. failure on the part of the lessor or the lessee to comply with an obligation imposed by law with respect to the safety and sanitation of dwellings;
2. failure on the part of the lessor to comply with the minimum requirements fixed by law with respect to the maintenance, habitability, safety and sanitation of immovables comprising a dwelling.

**I hereby formally demand that you restore the hot water in my dwelling within two (2) days following receipt of this letter.**

**In default of which, I will have no other choice but to undertake appropriate legal recourses without further notice or delay, by filing a complaint with the Inspection Service of the City of \_\_\_\_\_\_\_\_ and by contacting the Administrative Housing Tribunal for an enforcement order as well as to request a rent reduction of X% for the troubles and inconveniences suffered. I will also seek punitive damages of $X due to your negligence in meeting your obligations.**

**PLEASE ACT ACCORDINGLY,**

(Tenant’s name), tenant.