(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 – Snow removal**

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 about problems I am experiencing that prejudice my peaceful enjoyment of the premises:

I have already notified you verbally about these problems. Yet, the situation persists. This situation causes me tremendous stress.

I would like to remind you that, according to our lease agreement signed on (date), it is your obligation to remove snow and ice from the property and that you could be held liable for any injury resulting from your negligence.

I would also like to remind you of article 1863 of the *Civil Code of Quebec*:

**1863.** The nonperformance of an obligation by one of the parties entitles the other party to apply for, in addition to damages, specific performance of the obligation in cases which admit of it. He may apply for the resiliation of the lease where the nonperformance causes serious injury to him or, in the case of the lease of an immovable, to the other occupants.

The nonperformance also entitles the lessee to apply for a reduction of rent; where the court grants it, the lessor, upon remedying his default, is nonetheless entitled to the re-establishment of the rent for the future.

**I hereby formally demand that you remedy the aforementioned problem(s) within the next two (2) days upon receiving this letter. In default of which, I will have no other choice but to undertake appropriate legal recourses without further notice or delay.**

**PLEASE ACT ACCORDINGLY,**

(Tenant’s name), tenant.