(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 – Urgent and necessary repair**

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 has persisted for X days and the necessary repairs have not been made. This situation causes me tremendous stress and a great loss of enjoyment. I seriously fear for my safety.

I would like to remind you that, under the *Civil Code of Quebec*, it is your obligation as landlord to provide me with the full enjoyment of the leased premises and maintain my dwelling in a good state of repair throughout the term of the lease.

I would also like to remind you of article 1868 of the *Civil Code of Quebec*:

**1868.** After the lessee has attempted to inform the lessor, or has informed him and the lessor fails to act in due time, the lessee may undertake repairs or incur expenses, even without the authorization of the court, **provided they are urgent and necessary to ensure the preservation or enjoyment of the leased property.** The lessor may intervene at any time, however, to pursue the work.

The lessee is entitled to reimbursement of the reasonable expenses he incurred for that purpose; he may, if necessary, withhold the amount of such expenses from his rent.

**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 the urgent and necessary repairs myself and withhold the cost of said repairs from my next rent payment.**

**PLEASE ACT ACCORDINGLY,**

(Tenant’s name), tenant.