This is a sample. Your actual document will vary depending on the answers you provide to the form questions.

NOTICE TO LANDLORD TO REPAIR AND DEDUCT
(California Civil Code Section 1942)

John Juggler
4321 Right Road
Downsouth,CA 94321

RE: Notice of Needed Repair to Tenant's Dwelling Unit
at 4321 Right Road, Downsouth,CA 94321

Dear John Juggler:

I, Joe Jester, am a tenant in your rental property located at 1234 Side Street, Upnorth, CA 91234 ("Unit"), pursuant to a rental agreement executed on 10/10/2002.

The following problem, not caused by myself or my guests, exists with respect to my rental Unit:

The stairway between the 1st and 2nd floor has a loose railing in that it swings back and forth when stepped on, and the 5th and 6th steps of the stairway are broken and cannot be stepped on without risking serious injury

As a result, my Unit is no longer fit for tenancy under California law. Although I have already asked you to repair the problem, you have failed to do so.

Pursuant to California Civil Code section 1942, this letter xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx deduct the cost from my next rent payment due 1/20/2004, without further notice to you.

1STOPLEGALFORMS

This sample represents only part of a completed document.
The remainder of the document has intentionally been omitted.