

(your name) _____

(your address) _____

(your city, state, zip) _____

(date) _____

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

(landlord's name) _____

(landlord's address) _____

(landlord's city, state, zip) _____

Re: Essential Item or Service / Habitability Problem

Dear Landlord:

Please be advised that I have a problem with my dwelling unit, located at
(address of rental unit) _____.

As you may know, the following problem exists at my dwelling unit: _____

_____.

The problem has persisted since (date problems began) _____.

The problem involves an essential item or service that you are required to provide pursuant to my lease agreement or Nevada law, specifically NRS 118A.380.

NRS 118A.380 requires you to fix this problem within 48 hours (sooner if conditions require) from the date of this letter. If you fail to remedy this problem in 48 hours, I will:

1. Obtain other essential items or services and deduct the reasonable and actual cost from the rent until you remedy the problem; or
2. Obtain other comparable housing with rent ceasing at my original dwelling unit until you remedy the problem and seek to recover from you any additional cost of the comparable housing;
3. Withhold rent as it becomes due until you remedy the problem; or
4. File a lawsuit against you for actual damages sustained as a result of your violation of Nevada law.

Thank you for your anticipated cooperation in this matter. Please contact me to set up a convenient time for you to repair the problem. Be advised that Nevada law prevents retaliation and, further, prevents eviction and late fees that result from my withholding the rent.

Sincerely,

(sign name) _____

(print name) _____