

# How to "Repair and Deduct" **WITHOUT** Getting Evicted

## ASAP: Clearly Describe the Problem to Your Landlord

- Do this in writing (email or a letter, not text message)
- Include pictures if you can

**Keep copies of EVERYTHING you send in ONE place!**

**ALWAYS be able to prove delivery of EACH notice!**

## Get Quotes

- At least 2 written estimates from qualified contractors
- You can only repair, not improve or upgrade
- Finished repair should be as similar as possible to the original

## Second Written Notice

- Wait a "reasonable" amount of time (maybe a few days, maybe a couple weeks)
- Refer back to first written notice
- Include a specific deadline
- Say you'll have the repair done yourself and will take the cost out of future rent

## Complete the Repairs

- Get and keep written proof of payment
- If you have separate receipts for other things (e.g., materials), keep those also
- Take before/during/after pictures if possible

## Third Written Notice

- Refer back to first and second written notices
- Forward quotes to landlord
- New deadline (1-2 business days)
- Say again that you'll have the repair done and take the cost out of future rent

## Pay Your Rent

- Make sure you pay on time!
- Every time you pay, include a written statement of how much you're paying, how much you're applying toward the repair cost, and how much credit you have left for the repair
- If you can't recover the entire cost in one month's rent, then do this every month until you're paid in full

## Notify Landlord of Completed Repair

- Send copies of everything (receipts, pictures, etc.)
- Write out how much you propose to deduct each month to reimburse yourself

## Keep This File Until You Move Out

Your landlord would be foolish to try and kick you out for shorting the rent if you've followed this process. But you never know.

IF YOU HAVE QUESTIONS OR NEED HELP,  
CALL US AT 770.628.7330  
OR VISIT [WWW.DUNHAMLEGALGROUP.COM](http://WWW.DUNHAMLEGALGROUP.COM)