

**"Notice to Repair", Landlord and/or Management**

To: \_\_\_\_\_ (Name or Landlord or Management)

\_\_\_\_\_ (Address)

\_\_\_\_\_

Attention Landlord and/or Management:

NOTICE IS HEREBY GIVEN that the conditions listed below may be dangerous to my family and me. We did not cause the conditions. Please repair the conditions as soon as possible. If you do not respond within a reasonable time, as you are required to do under Civil Code Sections 1941 - 1942, I will report it to the Los Angeles Housing and Community Investment Department (HCID)/Los Angeles Health Department.(LADPH)/Department of Building and Safety (LADBS) for an inspection. Be advised that you are required by LAW to provide a 24-hour WRITTEN notice of intent to enter the unit to make repairs.

In my unit the following conditions need repair (describe):

The defects in my unit # \_\_\_\_\_ are the following:

- Holes in the wall/Floor/ Carpet \_\_\_\_\_
- Water Leaks in: Bathroom/Kitchen/Ceiling \_\_\_\_\_
- Mold/Bathroom/Kitchen/Bedroom \_\_\_\_\_
- Defective Plumbing/Kitchen/Bathroom \_\_\_\_\_
- Lack of /Inadequate Hot Water in Kitchen/Bathroom \_\_\_\_\_
- Peeling Paint in Kitchen/Bathroom/Living room/Bedroom \_\_\_\_\_
- Defective Electricity in Kitchen/Bathroom/Bedroom \_\_\_\_\_
- Broken/Defective windows in Kitchen/Bathroom/Bedroom \_\_\_\_\_
- Inadequate security locks in Kitchen/Bathroom/Bedroom \_\_\_\_\_
- Infestation of roaches/Rodents in Kitchen/bathroom/bedroom \_\_\_\_\_
- Missing/broken smoke detector or Carbon Monoxide detector \_\_\_\_\_
- Unsafe stairs/Railing \_\_\_\_\_
- Unsanitary common areas/Inadequate Trash bins \_\_\_\_\_
- Other: \_\_\_\_\_

Thank you for your time and prompt attention on this matter.

Sincerely,

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Telephone : ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_ Date \_\_\_\_\_

**"Aviso Para Reparaciones", Dueño Y/O Manejadxr**

Para: \_\_\_\_\_ (Nombre del Dueño o Manejador)

\_\_\_\_\_ (Direccion)

Atencion Dueñ o Manejadxr (Manager)

SE NOTIFICA POR LA PRESENTE que las condiciones de mi apartamento pueden ser peligrosos para mí y mi familia. Nosotros no somos responsable que existen estas condiciones. Por favor repare las condiciones tan pronto sea posible. Si no la repara dentro en un tiempo razonable como lo existe en Codico Civil Secciones 1941-1942, hablare al Departamento De Viviendas (HCID) y/o Departamento de Salubridad (LADPH) y/o Departamento de Edificios Y Seguridad (LADBS) por una inspección. Tenga en mente que usted tiene que darme una noticia POR ECRITO de 24-horas para entrar a mi unidad y hacer reparaciones

Mi apartamento necesita las siguientes reparaciones (Describalas);

Los defectos de mi unidad \_\_\_\_\_ son los siguientes:

- Hoyos en la pared/piso/ Carpeta \_\_\_\_\_
- Fugas de agua: Baño/Cocina/Techo \_\_\_\_\_
- Mojo en: baño/cocina/recamara \_\_\_\_\_
- Plomeria defectosa en: Cocina/Baño \_\_\_\_\_
- No hay/no suficiente: Agua en cocina/Baño \_\_\_\_\_
- Pintura descarapelada cocina/Baño/Sala/Recamara \_\_\_\_\_
- Electricidad defectuosa en Cocina/Baño/Recamara \_\_\_\_\_
- Ventanas quebradas/Defectuosa en Cocina/Baño/Recamara \_\_\_\_\_
- Chapas de seguridad defectuosas en Cocina/Baño/Recamara \_\_\_\_\_
- Infestaciones de Cucarachas/Ratas en Cocina/Baño/Recamara \_\_\_\_\_
- Detectores de Humo/Carbon Monoxide defectuosos \_\_\_\_\_
- Escaleras/Barandales inseguras \_\_\_\_\_
- Áreas comunes sucias/Botes de basura inadecuados \_\_\_\_\_
- Otras: \_\_\_\_\_

Gracias antemano por su cooperación,

Sinseramente,

Firma \_\_\_\_\_ Nombre de Molde \_\_\_\_\_

Teléfono : ( \_\_\_\_\_ ) \_\_\_\_\_ Fecha \_\_\_\_\_