Always be very, very cautious about withholding your rent. You can be evicted if you fall into arrears.

Enter the date and your landlord's name and address in these boxes

Dear

Enter the address of your rented property/

I write to you again regarding the repairs which need to be carried out to the property which I rent from you at

Give details of any previous contacts.

I have previously contacted you on the following dates to request that this work is carried out

Include a list of repairs which need to be addressed.

The repairs which need to be carried out include

Give details of any negative effects the disrepair is having on you or the property.

As previously stated, I am worried that the disrepair in the property is

Give the landlord a deadline for responding to your letter.

If you do not respond in a satisfactory manner by I will have no option but to withhold my next payment of rent. I will hold all future payments of rent in a separate account until the repairs are carried out. I will send account statements to you to prove that the rent is available, but the payments will not be made to you until the repairs are addressed.

Tenant(s)