



TENANT REQUEST FOR REPAIR AND/OR MAINTENANCE

LANDLORD/AGENT NAME: _____

TENANT NAME: _____

ADDRESS: _____ UNIT NUMBER: _____

Description of repair and/or maintenance needed: _____

L.A.M.C. 45.33 - Tenant Harassment shall be defined as a landlord's bad faith conduct directed at a specific tenant or tenants that causes detriment or harm. "Bad faith" refers to willful, reckless, or grossly negligent conduct, including: failure to perform and timely complete necessary repairs and maintenance required by Federal, State, County, or local housing, health, or safety laws; or failure to follow applicable industry standards to minimize exposure to noise, dust, lead paint, asbestos, or other building materials with potentially harmful health impacts.

In accordance with California Civil Code 1954(d)1, a landlord shall provide the tenant a 24 hour written notice of his or her intent to enter the dwelling and enter only during normal business hours, except in the case of an emergency.

Tenant or Advocate Name: _____ Date: _____

Completed by Landlord/Manager/Property Management Company:

Received by: _____

Name (Print): _____ Signature: _____ Date: _____

If you cannot obtain signature from the landlord or agent, you can retain evidence of written notification to the landlord by certified mail and keep the proof of mailing/service for your records.

LANDLORD NOTICE

Pursuant to L.A.M.C. 45.35(F): A civil proceeding or small claims case initiated under this article alleging any violation of LAMC Section 45.33.2 may be commenced only after the tenant or any other person provides written notice to the landlord of the alleged violation, and the landlord fails to remedy the repair or maintenance issue within a reasonable period of time. However, no waiting period shall apply if the landlord's conduct is intentional and demonstrates a willful disregard for the comfort, safety or well-being of the tenant(s).