

Response to Invoice for Repairs

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*Landlord*

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*Street Address*

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*City, State, Zipcode*

I, \_\_\_\_\_ reside at your property located at  
*(Print tenant's name)*

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*(Address, city, state, zip)*

This is a response to the invoice you sent me for repairs. I call to your attention Minnesota Statute § 504B.161, subdivision 1, which makes the landlord responsible for maintenance unless the problem was caused by the "willful, malicious, or irresponsible conduct of the tenant." I have not engaged in any such conduct regarding the problems necessitating this repair. Therefore, like any other maintenance problem –leaky faucet, flying bats in the attic, etc – the cost of dealing with the problem falls on you as landlord and not me as tenant.

Since your invoice appears to violate Minnesota law I do not plan to pay it. Please rescind the invoice within fourteen days.

Thank you for your prompt attention to this matter.

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*Tenant's Signature*

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*Date*