

**Instructions**  
**HOME Line Form Letter Asking for Emergency Repairs**

1. Fill out the appropriate letter based on the issue you are trying to solve. If you need help filling out the letter, call HOME Line's free tenant hotline: 612-728-5767 or email your question directly to our free email an attorney service at [homelinemn.org/e-mail-an-attorney/](mailto:homelinemn.org/e-mail-an-attorney/).
2. Minnesota Statute 504B.381 lists several repair issues that can rise to the level of an emergency. This form should only be used if one or more of these issues applies to your situation.
3. Make sure you sign and date the emergency demand for the landlord to solve the problem.
4. Make a copy of the letter after you sign and date it. Hold on to that copy.
5. Send the emergency request to your landlord. The law doesn't state how this needs to be sent, but it makes sense to try sending it in person and by email and if possible. A phone call, text message, or voicemail may also suffice if you can't reach them, but you need to include the same information as in the letter.
6. If the landlord ignores, rejects, or fails to comply with your request, reach out to HOME Line to discuss options moving forward.

## Emergency Request for Repairs

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Landlord Name

I, \_\_\_\_\_, reside at your property located at:

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Address, city, state, zip, (Apt. # if applicable)

Minnesota Statute 504B.381 recognizes the following repair issues as emergency situations when the landlord is responsible for providing them:

- a. A serious infestation
- b. Loss of running water
- c. Loss of hot water
- d. Loss of heat
- e. Loss of electricity
- f. Loss of sanitary facilities
- g. A nonfunctioning refrigerator
- h. If included in the lease, a nonfunctioning air conditioner
- i. If included in the lease, no functioning elevator
- j. Any conditions, services, or facilities that pose a serious and negative impact on health or safety
- k. Other essential services or facilities
- l. When a unit of government has revoked a rental license, issued a condemnation order, issued a notice of intent to condemn, or otherwise deemed the property uninhabitable.

This is the issue(s) I am experiencing and a brief description of the problem:

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If this problem(s) isn't resolved within 24 hours, I intend to file an Emergency Tenant Remedies Action under MN Stat. 504B.381.

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Signature

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Date