<p align="center">**Instructions**
HOME Line Emergency Form Letter for Lack of Heat</p>

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/.
2. The law requires that the landlord provide adequate heat to keep the rental unit temperature at 68 degrees. What if it's only 67 degrees? There's no official point at which lack of heat becomes an official emergency, but HOME Line's view, based on years of judges/referees considering this issue is that anything under 60 degrees is eligible for an emergency repair. Between 60 and 65 degrees could still arguably work for an Emergency Tenant Remedies Action. Between 65-68 might fit better in a Rent Escrow court case.
3. Make sure you sign and date the emergency demand for heat.
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 by email and in person if possible. A phone call may also suffice or even a text or message if you can't reach them, but you'd need to state the information 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 Heat

_____

Landlord Name

I, _____, reside at your property located at:

_____

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

Minnesota Statute 504B.161 (Subd. 1(a)(5)) requires a landlord to "supply or furnish heat at a minimum temperature of 68 degrees from October 1 through April 30, unless a utility company requires and instructs the heat to be reduced."

On this date and time it was below 68 degrees in my rental unit:

_____

I took a thermometer reading, in this room, away from windows and doors: _____,

and it was this temperature: _____.

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

_____   _____

Signature   Date