



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(2) - Tenant Harassment shall be defined as a landlord's knowing and willful course of conduct directed at a specific tenant or tenants that causes detriment or harm and serves no lawful purpose, 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 Signature: _____ 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 the Anti- Harassment of Tenant Ordinance - Article 5.3 of Chapter IV of the Los Angeles Municipal Code, concerning any alleged violation of 45.33(2) may be commenced only after the tenant provides written notice to the landlord of the alleged violation, and the landlord fails to remedy the repair or maintenance issue within a reasonable time.