

NOTICE OF VIOLATION/MAINE WARRANTY OF HABITABILITY

14 M.R.S.A. §6021  
(Apartments and Houses)

10 M.R.S.A. §9099  
(Mobile Home Park Spaces)

TO: Clarke Stevens  
FROM: Patricia Gillis + Charles Tibbets

According to the provisions of the laws governing The Maine Warranty of Habitability, landlords must maintain their rental units and mobile home park spaces free from any condition which endangers or impairs the health or safety of tenants. The unit/mobile home park space which I rent from you at:

is subject to these provisions and **IS IN VIOLATION OF THE WARRANTY OF HABITABILITY ACT FOR THE FOLLOWING REASON(S):**

- Inadequate Heat/Faulty Heat System
- Leaking Ceilings
- Inadequate Hot Water
- Unfit Drinking Water
- Poor Air Quality
- Unsafe Electrical Wiring
- Malfunctioning Sewage System
- Other mice + roaches  
volatile living conditions  
due to another tenant.

COMMENTS: (Describe the details of your complaint):

On many occasions I have spoke to Clarke about the lack of hot water, water pressure, poor air quality + concerns of mild due to several leaks in the ceiling + most recently mice + cockroaches.

I HEREBY REQUEST THAT YOU CORRECT THE ABOVE DEFECT(S) IMMEDIATELY. Please be advised that if you fail to do so, I will take appropriate legal action. If you are found to have violated the Warranty of Habitability Act, a judge can order you to correct the defect, reduce my future rental payment, and return to me rent which I have paid to you while the defect existed.

He has done absolutely nothing. I have ever suffered a nervous breakdown because of non stop harassment from another tenant.

SIGNED: Patricia Gillis  
Ch Tibbets

DATE: Sept 10, 2014  
Sept 10, 2014

Give this Notice to your landlord personally or by Certified Mail/Return Receipt Requested. If you mail it, send a second copy to your landlord by regular mail. Keep a copy for your records and send a copy to your local Code Enforcement Officer.

Aug 19, 2014

Clark,

On several occasions in the past I have spoke to you regarding the leaks in the kitchen ceiling. You and Tom came up and verified that the roof is leaking, again, which is causing my kitchen ceiling to leak, yet you have done nothing to fix the problem. Every time it rains hard, my ceiling leaks causing the old water stains to grow and new ones to appear.

I have also mentioned my concerns that this is causing mold to grow. I am now convinced of mold and I am requesting my Doctor to order mold-testing for me + my family because we are experiencing symptoms of mold infection.

I am now putting in writing my plea for you to step up and take care of the leaking roof, water stained ceiling and mold

importantly, the mold growing.  
If you do not address the issues  
immediately, I will have no choice  
but to call Code Enforcement and  
have them address these, and  
several other, issues with you directly.

I am not making the mistake  
of putting my families physical health  
in your hands and let you handle  
this your way, like I did my  
mental health. Your lack of  
attention and action in regard  
to the harassment and volatile  
living conditions the tenant in  
apartment 1 has been, and continues  
to create & cause, culminated in  
my having a nervous breakdown.

I refuse to sit by quietly while you  
do absolutely nothing to put an  
end to the toxic mold growing  
in my ceiling. I will not allow  
you to ignore things again, while  
you're building slowly poisons in.

I am demanding that you

repair the roof, ceiling is most important  
the mold growing in my ceiling  
immediately.

As previously stated, I will not  
allow you to poison our physical health,  
the way I allowed you and your first  
floor tenant to poison my mental  
health. I had faith that you would  
deal with the issues like a responsible  
landlord, but you did nothing  
but try to ignore and wish those  
problems away, and I paid dearly  
for that mistake. I guarantee  
the problems with the ceiling +  
mold will not go away, and as I  
have proven in the past, neither will I.

It is time for you to address  
the problems with your building head on,  
and stop running from them.

Sincerely,  
Pete Kille