

V.C. 10/28/2011 GF

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: Sheldon Ashby c/o NAA Properties, LLC
FROM: Agnes Opio

9 montgomery
Apt #2
601-672-9521
TEENAT

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 _____

COMMENTS: (Describe the details of your complaint):

7 montgomery st
0136006 Heat active - complaint withdrawn GF

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.

SIGNED: Agnes Opio

DATE: 10/25/11

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.

cc: City of Portland Code Enforcement
Heidi@PortlandHousingAuthority
Pine Tree Legal Assistance, Inc.