

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: MOHAMED KARGAR
FROM: DAN FRAZER

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:

55 ALLEN AVE. APT. 8 PORTLAND, ME 04103
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 COCKROACHES

COMMENTS: (Describe the details of your complaint):

I SEE COCKROACHES IN MY APARTMENT.
THE APARTMENT NEEDS TO BE TREATED
BY A PEST COMPANY.

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: Samuel S. Jovan DATE: 12/4/17

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.