

Letter Demanding Retaliation Cease

You can use this form letter to demand that any retaliatory action being taken against you stop. You can send it to the manager of the property, the management company, and even the owner of the property. Hopefully, a landlord will be reasonable and consider resolving your complaint without further incident. It is certainly easier, cheaper and faster to work out a problem without getting the courts involved. But, if the landlord is stubborn and wants to penalize you for utilizing your rights, you might consider filing suit in justice court.

How to fill in the blanks in the form:

- 1 The first blank at the top of the form is the Date. Put in the date you are filling out the form.
- 2 The next blank is Certified Mail Number on the left side of the form. (It costs about \$2.50 to send a letter certified, but you will get a card back in the mail that proves the landlord got your letter.) When you are at the post office, they will give you a green label that you will attach to your envelope. On the label is a certified mail number. Put that number in your notice letter. (You will also have to put that number on the green card you attach to the back of the envelope.)
- 3 The landlord's name can be the manager of the complex, the name of the complex, the owner, or the management company. (You have a right to know the name and address of the owner of the property and the management company if there is one.)
- 4 Sign the letter, and fill in your name, address and phone number.
- 5 Add any additional information to identify the specific retaliatory action and what you want.
- 6 Make a copy of the form for your records. Landlords often fail to admit they receive anything from tenants.

Date: _____

Certified Mail Return Receipt Requested

(Landlord)

(Landlord Address)

(Landlord City, State, Zip)

Re: Demand that Retaliatory Action Cease

Greetings:

I submit that you reduced services or access to the property, increased rent, terminated my lease, and/or filed an eviction to retaliate against me for seeking to enforce my rights under the lease or other law. I demand that you cease such action immediately. If you fail to cease or offer a reasonable explanation I will consider filing suit in court.

Please note that if you retaliate in violation of the Texas Property Code you could be liable for an amount equal to one month's rent plus \$500, actual damages, moving costs (if I move), actual expenses, civil penalties, declaratory or injunctive relief, and my attorney fees and court costs. See Texas Property Code Section 92.333. (This is not intended to be legal advice to you; consult your own attorney.)

Thanks for your prompt attention.

(Your Signature)

(Your Printed Name)

(Your Address)

(Your City, State, Zip)

(Your Phone Number)