Date

Dear Mr./Ms. Landlord Name,

I am a tenant at Complex Name, Address, and I am writing because my apartment/home is becoming increasingly unhealthy and unsafe. Currently, I am experiencing:

* Quick bulleted list of problems/issues

These conditions violate my rights as a tenant according to the legal protections included in **Georgia’s Safe at Home Act**, which became law earlier this year. Since my lease with you was entered into (or) renewed on or after July 1, 2024, my new legal rights include:

*\*Only include the rights that are being violated.*

* **Right to Habitable Home**, meaning my home that you are managing should be safe and decent for humans to live in *and* that you must perform needed repairs and maintenance to keep it safe , as outlined in

O.C.G.A. § 44-7-1 and local housing codes.

* **Right to Utility Services**. You cannot turn off my water, air conditioning, electricity or heating while I’m legally living there. O.C.G.A. § 44-7-14.1.
* **Security Deposit Cap**. My deposit should not exceed two months’ rent, according to O.C.G.A. § 44-7-30.1.
* **Right to Cure.** This means you cannot start the eviction process unless you have first posted awritten notice to vacate or pay any past due rent, late fees, utilities or other charges that I might owe on my door and given me at least three business days to vacate or pay O.C.G.A. § 44-7-50.

I ask that you immediately take action to address the problems I have outlined above, as required by the Georgia Safe At Home Act. Please contact me by [date] to discuss repairs.

Sincerely,

Name

Unit or House #

Complex Name

Address

Email

Phone number