**Note:**This publication and template was updated by [Washington Medical-Legal Partnership](https://washingtonmlp.org/) (“MLP”) attorneys in February 2023 and is current as of that date. It provides general information only and may not be applicable to your patient’s unique circumstances. Additional information about repair rights can be found at <https://www.washingtonlawhelp.org/resource/tenants-what-to-do-if-your-rental-needs-repai>.

If you have any questions or concerns, please contact the MLP program coordinator at contact@washingtonmlp.org.

This disclaimer is for your information and does not need to accompany the letter (sample below).

**SAMPLE Notice of Repairs Needed for Medical Necessity**

**Print on Letterhead**

 [Date]

[Landlord/Manager/Company Name]

[Address]

[Phone]

[Fax]

 Re: [Parent]

 [Parent Address]

Dear [Landlord/Manager/Company Name]:

I am the primary care provider for [Child]. I have diagnosed [Child] with [Medical Condition]. [Name of Parent], my patient’s parent, is your tenant and currently resides at [Address].

This letter serves as the written notice required under RCW §59.18.070 that your rental property, located at [Address], needs repairs. The conditions of the rental unit are unhealthy and detrimental to [Child]’s health condition, making it uninhabitable. We request the following repairs: [Insert List of Repair Requests].

These repairs are needed for [Child]’s [Medical Condition] because [Explanation of Necessity].

These repairs must start as soon as possible after receiving this notice, but no later than the following time limits:

* 24 hours to restore heat, hot or cold water, electricity, or to fix an imminently hazardous or life-threatening condition
* 72 hours to fix a refrigerator, range or oven, or major plumbing fixture supplied by the landlord
* 10 days to make repairs in all other cases

If these repairs are not completed within the applicable time limits, I will advise my patient to seek assistance using the remedies provided in the Washington Residential Landlord Tenant Act. Washington law requires all dwellings to be habitable for humans, even if the tenant waived some rights in the lease. If your property is uninhabitable because of a lack of maintenance or repairs, you may be obligated to make the property habitable. Thank you for your cooperation and assistance.

 Sincerely,

 [Your Name]

 [Your Title]

 [Your Phone Number]

We write this letter in our capacity as medical care providers to our patient(s). We are not lawyers and are not giving legal advice or making legal demands.