

### Reporting defects– Huurteam Tilburg

Below is an example of how to report defects in the living space. Complete this letter and send it to the broker and/or landlord. Note this is an example. You can adjust the letter yourself so that it applies to your specific situation. You are responsible for your letter. If you want to have the letter checked, send your concept to [info@huurteamtilburg.nl](mailto:info@huurteamtilburg.nl)

Send the letter registered and by regular mail. Keep a copy for yourself.

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From

<Your name>  
<Current Address>  
<Zipcode and City>  
<Email >

To

<Name agency or brokerage firm>  
<Address>  
<Zipcode and city >  
  
<Current city, date>

Subject: Reporting defects

Dear Sir, Madam,

Due to defects in my rental home, I do not get the living pleasure for which I pay. That is why I request you to repair the following defects within 6 weeks:

<Describe the maintenance complaints as accurately as possible>

By law you are obliged to repair defects in my rental property. This is stated in article 7:206 paragraph 1 of the Dutch Civil Code.

I would like to hear within 7 days when you repair the above-mentioned defects. For urgent work that cannot be solved quickly, I ask you to make an emergency provision.

If you do not repair the defects within 6 weeks, I will start a procedure with the Rent Tribunal or judge, whereby I will pay a lower rent until the defects have been repaired. Or I will have the defects repaired and settle these costs with the rent. In both cases you are liable for the damage caused by the defect.

I trust that you will respond in writing within 7 days and rectify the defects within 6 weeks.

Kind regards

<name and signature>