

Tenant's Demand for Performance

... for landlord's failure to deliver the rental unit in accordance with Kansas Residential Landlord and Tenant Act, K.S.A. 58-2552, K.S.A. 58-2553, & K.S.A. 58-2560(b)

To: (Landlord) _____
Street Address: _____
City/State Zip: _____

From: (Tenant) _____
 Rental Property Address: _____
 City/State Zip: _____
 Phone, Email, Text, etc.: _____
 Additional Phone #'s: _____

Pursuant to K.S.A. 58-2560 I am notifying you that I believe you have failed to deliver the rental unit in accordance with the rental agreement and/or K.S.A. 58-2553. Attached to this notice is a descriptive list of the problems with the rental unit that make it not compliant with K.S.A. 58-2553 and/or not compliant with the promises made by you at the time the rental agreement was entered into.

I am **not** vacating the rental unit at this time, but I am demanding that you correct the problems described in this notice. It is my position that I should not pay rent (it abates) until you bring the rental unit into compliance with K.S.A. 58-2552. Any future rent paid by me will be paid under protest pursuant to K.S.A. 58-2560. I reserve the right to terminate the rental agreement under K.S.A. 58-2560(a).

If a lawsuit is filed I will seek payment for all damages you have caused me, as well as any other damages that I will be legally entitled to; including, but not limited to, one and one-half times a month's rent. See K.S.A. 58-2560. I look forward to discussing this issue with you.

Signature of Tenant

Date

[illegible]

Keep a copy for your records