

Notice of Unlawful Exclusion or Interruption of Essential Services

In accordance with the Kansas Residential Landlord and Tenant Act, K.S.A. 58-2563

To (Landlord or Property Manager)

Name

Street address

City / State / Zip

From (Tenant)

Name(s)

Rental address

City / State / Zip

Phone / email

Kansas law does not permit a landlord to force a tenant out by any means other than a court eviction. Under K.S.A. 58-2563, if a landlord unlawfully removes or excludes the tenant from the premises, or willfully diminishes services by interrupting or causing the interruption of electric, gas, water or other essential service, the tenant may recover possession or terminate the rental agreement and, in either case, recover an amount not more than one and one-half months' periodic rent or the damages sustained by the tenant, whichever is greater.

What happened

On the ____ day of _____, 20____, you (mark all that apply):

- ☐ changed the locks, removed a door, or otherwise kept me out of my home
- ☐ removed, withheld, or disposed of my belongings
- ☐ shut off or caused the interruption of electricity
- ☐ shut off or caused the interruption of gas
- ☐ shut off or caused the interruption of water
- ☐ shut off or caused the interruption of another essential service (describe below)

Describe what happened, including dates and times:

What I am demanding

I have not been evicted by any court, and I have not given up possession of my home. I demand that you:

- ☐ restore my access to the premises immediately
- ☐ restore the interrupted service(s) immediately
- ☐ return my belongings undamaged

I am also placing you on notice that I intend to (mark one): ☐ recover possession and remain in my home ☐ terminate the rental agreement, and in either case to recover the amount K.S.A. 58-2563 allows, along with any portion of my security deposit owed to me under K.S.A. 58-2550.

Tenant signature

Printed name

Date

Delivery record. A notice only helps you if you can prove it arrived. Send it by certified mail with return receipt if you can, keep a copy of everything you send, and have a witness present if you hand it over in person.

Date sent

Method

Certified mail no.

Witness
