

Rent reduction sample letter for defects in the flat

The dotted lines are blanks — fill in your own details.

_____, _____

Registered mail

Reduction of the rent due to a defect (Art. 259d CO)

Rented object: _____

Dear Sir or Madam,

I reported the defect « _____ » to you on _____. It has not been remedied to date and continues to impair the agreed use of the flat.

Based on Art. 259d CO, I demand for the duration of the defect a reduction of the rent of _____ %, which, for a gross rent of CHF _____, corresponds to a reduction of CHF _____ per month.

The claim runs from your knowledge of the defect until it is fully remedied. I will offset the rent already overpaid against the next rents.

I ask you to confirm the reduction in writing within 20 days. Otherwise I will apply to the conciliation authority; the procedure in tenancy matters is free of charge for me (Art. 113 CPC).

Yours faithfully
