

**TENANT'S NOTICE OF PAYMENT OF RENT UNDER PROTEST**  
**DUE TO LANDLORD'S FAILURE TO MAINTAIN PROPERTY**

[K.S.A. 58-2553\(a\)](#) and [K.S.A. 58-2559\(b\)](#)

**TO:** \_\_\_\_\_  
(Landlord's first and last name)

**FROM:** \_\_\_\_\_  
(Tenant's first and last name)

**ADDRESS OF RENTAL PROPERTY:** \_\_\_\_\_  
(Street address, city, state, and zip code)

On \_\_\_\_\_ (date), I timely paid my rent, in full, by giving you \$ \_\_\_\_\_. However, you have failed to maintain the rental property in compliance with the rental agreement or the legal duties required of a landlord. I believe my rent should be reduced by \$ \_\_\_\_\_ per month until the property is repaired. Even though I am still paying you the full rent, I am doing so under protest to prevent eviction for nonpayment of rent.

Any future rent paid by me will be paid under protest until you do what is needed to bring the rental property into compliance with the rental agreement or the legal duties required of a landlord. If you or I file a lawsuit, I will seek a refund of all payments made to you in addition to the damages you will have caused me, including statutory damages.

My ability to use the property is affected by: *(Describe how the landlord materially failed to comply with the rental agreement or failed to comply with the legal duties required of a landlord that materially affect health and safety. Duties are listed in [K.S.A. 58-2553.](#))*

**Please contact me regarding this matter.**

**I provided this Notice on \_\_\_\_\_ by:**

(Date)

- hand-delivering a copy of this Notice.
- posting a copy of this Notice in a clearly visible place at

\_\_\_\_\_.

(Landlord's address)

- mailing a copy of this Notice to \_\_\_\_\_.

(Landlord's address)

\_\_\_\_\_  
Signature of Person Delivering or Mailing Notice

\_\_\_\_\_  
Printed Name of Person Delivering or Mailing Notice