**Non-Electric Utility Service Disconnection Notice to Tenants, LMC Model Form**

*Helpful background information on this model may be found in* [*“Securing Payment of Utility Charges.”*](https://www.lmc.org/resources/securing-payment-of-utility-charges/)

**This icon marks places where the city must customize the model. They offer additional provisions, optional language, or comments for your consideration. The icon, and language you do not wish to include, should be deleted from this model before use. Make other changes, as needed, to customize the model for your city.**

NOTICE

*This notice is for use in alerting tenants of an impending utility service disconnection, other than electric utility service, when the landlord has failed to pay charges due.*

**\_\_\_\_\_\_\_ service to this building will be discontinued or shut off on \_\_\_\_\_\_\_ because the landlord has failed to pay for the service. To obtain further information call the \_\_\_\_\_\_\_ City Utility at \_\_\_\_\_\_\_.**

*Insert the type of utility service to be disconnected, such as home heating oil, propane, natural gas or water.*

*“Landlord” means an owner of real property, a contract for deed vendee, receiver, executor, trustee, lessee, agent, or other person directly or indirectly in control of rental property. Minn. Stat. § 504B.001, subd. 7*.

**Tenants have the right under state law, Minn. Stat. § 504B.215, subd. 3, to continue or restore service.**

**• A tenant has a continuing right to pay the current charges (current charges do not include late payment fees incurred by the landlord) for the most recent billing period and retain service.**

**• A tenant has the same amount of time provided by city ordinance, policy, or practice within which to pay the charges.**

**• A tenant is not subject to any deposit requirements.**

**Tenants may deduct documented payments from rent obligations. Tenants may consider seeking assistance from legal aid, a private attorney, or a housing organization in exercising the rights of tenants under Minnesota law to maintain their utility service.**

***It is a violation of City Ordinance No.* \_\_\_\_\_\_\_*to remove this notice.***

*Omit this violation statement if the removal violation provision is not included in your ordinance.*