

**THREE-DAY NOTICE TO LANDLORD**  
**(IDAHO CODE 6-320)**

To:

PLEASE TAKE NOTICE that \_\_\_\_\_ (tenant), on behalf of all tenants residing at \_\_\_\_\_ (address) requests repairs in connection to the following (check all that apply):

- Waterproofing and weather protection of the premises;
- Electrical, plumbing, heating, ventilating, cooling, or sanitary facilities supplied by the landlord;
- The maintaining of the premises in a manner hazardous to the health or safety of the tenant(s);
- Failure to return a security deposit as and when required by law;
- Breach of any term or provision of the lease or rental agreement materially affecting the health and safety of the tenant, whether explicitly or implicitly a part thereof;
- Failure to install approved smoke detectors in each dwelling unit under the landlord's control.

Specifically, tenant requests the following repair(s) or action(s) from the landlord:

Tenant also requests payment for damages or losses sustained as a result of these issues as follows:  in the amount of \$\_\_\_\_\_ OR  in an amount to be determined.

If, within three days after service of this notice, any listed failure or breach has not been performed or cured by the landlord, the tenant may proceed to commence an action for damages and specific performance. Tenant reserves all rights.

Dated: \_\_\_\_\_

\_\_\_\_\_  
TENANT

**CERTIFICATE OF SERVICE**

I, \_\_\_\_\_ (Tenant), certify that on \_\_\_\_\_(date), I served a copy of the foregoing Three-Day Notice to Landlord in accordance with Idaho Code 6-323 by:

- Delivering a copy to the landlord or his agent personally.
- Leaving a copy with an employee at the usual place of business of the landlord or his agent.
- Sending a copy of the notice to the landlord or his agent by United States Postal Service certified mail, return receipt requested (allow an additional 3-days for mailing per I.R.C.P. 2.2).

\_\_\_\_\_  
TENANT