

Tenant's Name:

Tenant's Address:

Landlord's Name:

Landlord's Address:

**Subject: Notice of Violation - You Have Breached Illinois Law (65 ILCS 5/11-31.1-12.1)**

Date:

Sent via: Registered mail ☐ or Personal delivery ☐

Dear \_\_\_\_\_,

I hope this letter finds you well. I am writing to bring to your attention a matter of serious concern regarding the rental property listed at above, which I occupy as a tenant. It has come to my attention that you may have violated the Illinois law (65 ILCS 5/11-31.1-12.1) by operating an illegally converted unit.

According to the aforementioned law, an owner may be held liable to an occupant of an illegally converted unit for up to three times the rent paid to the owner. I could be entitled for damages up to three times the rent I have paid you, court costs, and reasonable attorney's fees. As per the statute's requirements, I am providing you with written notice of the alleged violation.

Upon information and belief, the unit I am currently renting has been illegally converted.

- ☐ The local governmental agency charged with enforcement of health, building, and city codes informed me that the unit is not legal.
- ☐ The actual number of residential units in the building exceeds the number designated in the Certificate of Zoning Compliance.
- ☐ There is only one egress (exit) out of the unit.
- ☐ There is no separate meter for gas or electricity.

I am concerned about my safety and well-being, as well as the potential legal consequences of residing in an unauthorized dwelling.

I have sent this letter via registered mail or personal delivery in compliance with 65 ILCS 5/11-31.1-12.1.

Sincerely,