



▶ Form Letter: Asking Your Landlord to End Your Lease Early

This form letter shows what can be in your letter to your landlord or property manager. It is not legal advice. For legal advice specific to your situation, please talk with an attorney.

About This Form Letter

You may use this letter to ask your landlord to let you end your lease early as a reasonable accommodation. You can do this by explaining your disability and why you need to end your lease earlier than expected because of your disability.

You can explain what reasonable modification (physical change) to your unit would be needed so you could use it (for example, a widened doorway for your wheelchair or an elevator since you can't climb stairs anymore), and say that you either can't afford that modification or it can't be done in your housing.

How to Use This Form Letter

You can type your information into this form letter using your computer and print it out. If you don't have a computer or can't use one, you can print the form letter out and fill it in by hand.

You may want to ask the landlord for a response within **1-2 weeks**. This will give them time to reply to your letter.

Once you have filled out the letter, you can mail it, email it, or drop it off with your landlord. Keep a copy of the letter for yourself. You can write down when you sent your letter and when you are expecting a reply.

1-800-928-8778 Toll Free | disabilityrightswi.org

_____, _____
Date

Year

RE: Request for Early Lease Termination for _____

Address: _____

Dear _____,

I am a tenant at the above address. I am a **person with a disability** as defined by the Americans with Disabilities Act (ADA). This means I have an impairment that substantially limits one or more of my major life activities. My disability stops me from: _____

I am asking for the reasonable accommodation of early lease termination because the reasonable modification I would need to fully use and enjoy my dwelling,

is something I either can't afford or can't be done in my unit.

I'm including a resource from the Bazelon Center for Mental Health Law about ending a lease early as a reasonable accommodation under the federal Fair Housing Act and/or the Rehabilitation Act. Specifically, early lease termination may be a reasonable accommodation under the law when a tenant can't use or enjoy their dwelling anymore because they can't access it due to their disability. The resource can be found here:

www.bazelon.org/wp-content/uploads/2017/04/FairHousingInformationSheet1.pdf

Please respond to this letter within the **next ten business days**. Please note that housing providers must respond promptly to a reasonable accommodation request. Let me know if you have any questions or concerns. You can call me at _____ or email me at _____. Thank you for your time and help with this.

Sincerely,
