

MODEL LETTER

**Get-Tough Letter for Access to
Install Window Guards**

May 1, 2014

John Tenant
999 E. 99 St., Apt. 1Z
New York, NY 10000

FAILURE TO PROVIDE ACCESS FOR WINDOW-GUARD INSTALLATION

Dear John Tenant:

1. You are in violation of your lease due to your failure to allow access to install window guards in your apartment, which is occupied by children under the age of 11. You have ignored a verbal request on April 1, 2014, as well as a letter dated April 7, 2014.
2. This is a very serious matter. You are in violation of paragraph 11 of your lease, which requires you to obey and comply with all city laws and regulations. This includes the New York City Health Code. Section 131.15(b) of the Health Code says that "No tenant or occupant of a multiple dwelling, or other person shall obstruct or interfere with the installation of window guards required by subsection (a), nor shall any person remove such window guards." You are also in violation of paragraph 15 of your lease, which requires you to provide access for repairs or changes which the owner deems necessary.
3. Your failure to provide access to install window guards is endangering the health and safety of your children. Window guards protect children from life-threatening falls.
4. If you don't allow access to install window guards in your apartment within 15 days from the date of this letter, I will turn this matter over to legal counsel for appropriate legal action, including starting an eviction lawsuit against you.

Sincerely,
Jane Owner