[Date]

[Landlord Name]

[Landlord Address Line 1]

[Landlord Address Line 2]

[Landlord Address Line 3]

Dear [Landlord Name],

[I am/We are] writing to respond to the non-renewal notice that [I/we] received on [date]. You have given [me/us] notice to end [my/our] tenancy on [date]. [I/We] believe that your notice is due to landlord retaliation, and is therefore illegal.

Here is the timeline of events:

* [Date]: [I/we] became aware of a problem. *[Brief explanation.]*
* [Date]: [I/we] notified you of the problem by [phone/text/email/mail]. You did not resolve the problem.
* [Date]: [I/we] *[choose one or more of the following ]*
  + Reported a violation of ATCP 134 to a governmental authority.
  + Reported a violation of building or housing code to a governmental authority.
  + Made a good faith complaint about a defect in our rental unit to a public official or building inspector.
  + Filed a lawsuit because of a violation of ATCP 134 or because of a violation of building or housing code.
  + Exercised a legal right related to residential tenancies.
  + Complained to you about a violation of Wis. Stat. 704.07 or a local housing code applicable to the rental unit.
* [Date]: You informed [me/us] of your intent to terminate [my/our] lease with a non-renewal.

It is clear that the non-renewal you gave to [me/us] would not have been given except that we asserted our rights as tenants. [I/we] believe that your actions were retaliatory.

If you believe that you have a reason for the non-renewal which is not retaliatory, please respond to [me/us] in writing with that reason by [date], so that we may have a productive conversation about how to go forward. If [I/we] don’t hear from you by [date], [I/we] will be forced to take further action to protect [myself/ourselves] as tenant[s]. [I/We] believe, though, that it would be much more expedient to work it out directly with you, and [I/we] hope that you will respond so that we may keep our working relationship cordial.

Sincerely,

[Tenant Name(s)]

[Tenant Address Line 1]

[Tenant Address Line 2]

[Tenant Address Line 3]