City, date

**WITHOUT PREJUDICE**

BY REGISTERED MAIL

Name of sellers

Address of sellers

RE : Property situated at … (address of the property)

Denunciation of latent defects

Madam, Sir

By deed of sale dated (signature date on deed of sale) under number (complete number of minutes of the notary) of the minutes of (name of the notary), notary, we acquired the property located at (address of the property) following terms and conditions that you already know.

The property was sold with the legal warranty.

However, on or about (date of discovery), we discovered (complete description of discovered problems).

When we visited the property before the purchase, we were unable to notice these problems, since there were no apparent indications of (description of the problem).

(**Optional**: *We contacted an expert firm that confirmed (description of expert’s observations)).*

We believe (**optional:** *as does our expert*), that these problems constitute latent defects according to section 1726 of the Civil code of Québec. Therefore, we formally demand that you respect your obligation as the sellers of the property and that you repair, at your expense, the latent defects affecting the property that you sold to us or that you reimburse us the cost of said repairs.

Consequently, we demand that you communicate with us within ten (10) days of the reception of the present so that we may schedule an appointment during which you may visit the property that you sold to us and examine for yourself the present situation, accompanied by the expert of your choice. If you fail to contact us, we understand that you waive your rights to visit the property and the latent defects herein mentioned.

Please note that we will soon be (**optional:** *proceeding with an expertise and*) obtaining estimates to quantify the costs of the corrective repairs needed, as well as the damages we have suffered, and will be sending you a formal demand letter to proceed yourself with the necessary repairs.

Without prejudice to our claim, and for the only purpose of resolving this dispute expediently, we agree to the use of alternative methods of dispute resolution (negotiation, mediation, arbitration, etc.) to settle the dispute. In addition, we agree to consider any reasonable settlement proposal that you may present.

Best regards,

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| --- |
| Name of the buyer, email address |