November 29, 2023

KRS Holdings

Via Email at: [EMAIL]

Dear Ms. Rowe,

I write on behalf of Ms. [NAME], who resides at [ADDRESS]. If you are represented by an attorney, please forward this letter to them immediately. Ms. NAME is experiencing severe mold issues that have caused damage to her personal belongings and are causing her to have breathing problems. Ms. NAME has made you aware of this issue on multiple occasions, but as of today, she still has visible mold in her unit, specifically in her cabinets.

Under Virginia Law, landlords are required to maintain the premises in such a condition as to prevent the accumulation of moisture and the growth of mold and promptly respond to any notices from a tenant. Where there is visible evidence of mold, the landlord must promptly remediate the mold conditions and reinspect the dwelling unit to confirm that there is no longer visible evidence of mold in the dwelling unit.

“Remediation” under Virginia law means mold remediation of that portion of the dwelling unit or premises affected by mold, or any personal property of the tenant affected by mold, performed consistent with guidance documents published by the U.S. Environmental Protection Agency, the U.S. Department of Housing and Urban Development, or the American Conference of Governmental Industrial Hygienists (Bioaerosols: Assessment and Control); Standard and Reference Guides of the Institute of Inspection, Cleaning and Restoration Certification (IICRC) for Professional Water Damage Restoration and Professional Mold Remediation; or any protocol for mold remediation prepared by an industrial hygienist consistent with such guidance documents. This means that simply painting over the mold or spraying bleach on the mold is not an acceptable means of remediation.

Finally, if the mold remediation requires that the tenant vacate for their safety, the landlord is required to provide the tenant with either a comparable dwelling unit, as selected by the landlord, at no expense or cost to the tenant or a hotel room, as selected by the landlord, at no expense or cost to the tenant. The landlord may only require the tenant to be out of their unit for 30 days.

**Ms. NAME therefore requests the following of KRS Holdings:**

1. Hire a licensed mold inspector within 7 days to inspect and remediate the mold.
2. Provide Ms. NAME with a copy of the report immediately upon receipt by the landlord.
3. Provide alternate lodging if she needs to relocate for repairs.

If you have any questions, please do not hesitate to reach out to me at laurenking@justice4all.org. Please also share a copy of the mold report with me via email.

Sincerely,

Lauren Beebe King, Esq.

*Attorney for Iyana NAME*