CertRent

Security deposit demand letter (LA)

[Your name]
[Your new address]
[Email] · [Phone]
[Date]

[Landlord / property manager name]
[Landlord address]

Re: Return of security deposit for [rental address, unit], Los Angeles, CA [ZIP]

Dear [Landlord name],

I vacated the above apartment on [move-out date] and returned the keys. Under California Civil Code § 1950.5(g)(1), you are required to return my security deposit of $[amount], less any lawful itemized deductions, within 21 calendar days of my move-out, along with a written itemized statement of any deductions. Under Civil Code § 1950.5, as amended by AB 12 (effective July 1, 2024), that deposit generally may not exceed one month's rent. If any deductions are claimed for repairs or cleaning, Civil Code § 1950.5 as amended by AB 2801 also requires you to provide me with before-and-after photographs documenting the condition and the completed work, sent with the itemized statement.

As of today I have not received my deposit, an itemized statement, or the required supporting photographs. Please send the full amount owed to me at the address above, together with the itemized statement and any required photos, within [e.g., 10] days of this letter.

If I do not receive the deposit or a lawful itemized statement with supporting documentation, I will pursue the remedies available to me under Civil Code § 1950.5(l), which may include recovering actual damages plus up to twice the amount of the deposit as a penalty for bad-faith retention.

Thank you for your prompt attention.

Sincerely,
[Your name]