



Security deposit small-claims final notice (LA)

[Your name]

[Your new address]

[Email] · [Phone]

[Date]

[Landlord / property manager name]

[Landlord address]

Re: FINAL NOTICE before small claims action — security deposit for [rental address, unit], Los Angeles, CA
[ZIP]

Dear [Landlord name],

On [date of prior demand letter], I sent you a written demand for return of my security deposit of \$[deposit amount] for the above unit, which I vacated on [move-out date]. Under Civil Code § 1950.5(g)(1), you were required to return my deposit — or a full itemized statement of any lawful deductions, together with the required before-and-after photographs of any deductions under Civil Code § 1950.5, as amended by AB 2801 — within 21 calendar days of my move-out. That deadline passed on [21-day deadline date].

As of today, [I have received no response / I have received only a partial refund of \$[amount] / I have received no itemized statement or supporting photographs], and \$[amount owed] remains outstanding.

This is my final notice before I file a claim in small claims court. If I do not receive the full amount owed, sent to the address above, within [e.g., 10] days of this letter, I will file suit in the Los Angeles County Superior Court, Small Claims Division, in the district covering [rental address / city] — the proper venue under Code of Civil Procedure § 116.370. Small claims filing fees are minimal, no attorney is required or permitted to appear for either side under Code of Civil Procedure § 116.530, and individuals may seek up to \$12,500 under Code of Civil Procedure §§ 116.220 and 116.221.

My claim will seek the \$[amount owed] you owe me, plus a statutory penalty of up to twice that amount for bad-faith retention of my deposit, as allowed under Civil Code § 1950.5(l), along with my court filing costs.

I would prefer to resolve this without going to court. Please send the amount owed within [e.g., 10] days to avoid a small claims filing.

Sincerely,

[Your name]