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| Letter Demanding Security Deposit |
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| March 1, 20xx |
| Lee Woods10 Howell StreetSacramento, CA 00000 |
| Dear Mr. Woods: |
| As you know, until January 31, 20xx, I resided in Apartment #9B at 37 Dunn Street and regularly paid my rent to your office. When I moved out, after giving you 30 days' written notice, I left the apartment cleaner than it was when I moved in. I was also paid up in my rent and I gave you my new address. |
| As of today, I have received neither my $1,500 security deposit nor any accounting from you for that money. You are now over a week late returning my deposit. Please be aware that I know about my rights under California Civil Code Sec. 1950.5, and that if I do not receive my money by March 10, I will take this matter to small claims court. And if I am compelled to do this, I will sue you for my $1,500 deposit, plus additional punitive damages allowed under state law. |
| Please mail my deposit immediately to the address below. If you have any questions, please contact me at the number below. |
| Very truly yours, |
| Leon Hernandez75 Maple RoadSacramento, CA 00000555-376-9997 |