

Form 6: Security Deposit Demand Letter for Tenants Moving Out

Certified Mail # _____

Your name

Your address

Date

Your landlord's name

Your landlord's address

Dear Name of *Landlord*:

I was tenant of yours at _____ (*address of the rental unit*). I moved out of the apartment on _____ (*date*). Because you accepted a security deposit from me on _____ (*date*) of _____ dollars (*amount of security deposit*), you must follow the requirements of the security deposit law, *Massachusetts General Laws Chapter 186, §15B*.

It has been over 30 days since my tenancy was terminated. However, you have not returned the security deposit despite my repeated requests.

Please consider this a formal demand letter under the Consumer Protection Act, *Massachusetts General Laws Chapter G.L. c. 93A*. If you do not respond within 30 days with a reasonable offer, I can pursue this claim in court for triple damages under the statute.¹

I hope we can resolve this matter in advance of court. Thank you.

Sincerely,

(Your Signature)

¹ Massachusetts General Law, Chapter 186, §15B (6)(e) and (7) states:

(6) The lessor shall forfeit his right to retain any portion of the security deposit for any reason, or, in any action by a tenant to recover a security to counterclaim for any damage to the premises if he:

(e) fails to return to the tenant the security deposit or balance thereof to which the tenant is entitled after deduction therefrom any sums in accordance with provisions of the section, together with any interest thereon, within thirty days after termination of the tenancy.

(7) If the lessor or his agent fails to comply with clauses (a), (d), or (e) of subsection 6, the tenant shall be awarded damages in an amount equal to three times the amount of such security deposit balance thereof to which the tenant is entitled plus interest at the rate of five per cent from the date when such payment became due, together with court costs and reasonable attorney's fees.