

Form 5: Security Deposit Demand Letter for Tenants in an Apartment

Certified Mail # _____

Your name
Your address

Date

Your landlord's name
Your landlord's address

Dear *Name of Landlord*:

I am a tenant of yours at _____ (*address of the rental unit*). 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*. If you do not follow the security deposit law, you are required to return my security deposit.

I am writing to request the return of my security deposit because you (*check all that apply*):

- Did not put my money in a bank account which is protected from creditors and separate from your money.*
- Did not give me a receipt within 30 days of receiving my security deposit with the amount of the security deposit, the name and address of the bank where it is being held, and the bank account number.
- Did not allow me to inspect the records you must keep under the security deposit law.
- Asked me to give up my security deposit rights.
- Failed to transfer the security deposit to the new owner.*

I am requesting that you return my security deposit. If you do not respond within 30 days with a reasonable offer, I can pursue this claim in court. Please consider this a formal demand letter under the Consumer Protection Act, *Massachusetts General Laws Chapter G.L. c. 93A*.

I hope we can resolve this matter. Thank you.

Sincerely,
Your Signature

*If you fail to put my money in a separate bank account, I have the right to seek three times the amount of the security deposit, plus interest, by going to court.