**CALIFORNIA SECURITY DEPOSIT DEMAND LETTER**

[TENANT NAME]

[TENANT STREET ADDRESS]

[TENANT CITY, STATE, & ZIP]

[TENANT CONTACT INFO]

Date: [DATE]

[LANDLORD NAME]

[LANDLORD STREET ADDRESS]

[LANDLORD CITY, STATE, & ZIP]

**Re: Return of Security Deposit**

Dear [LANDLORD NAME],

I vacated the premises at [RENTAL PROPERTY ADDRESS] on [DATE]. Pursuant to Cal. Civ. Code § 1950.5, you were required, within 21 days after I vacated the premises, to refund my security deposit and/or provide an itemized statement listing any amounts you have withheld. As of today, I have not received my security deposit or an itemized statement.

Please send the full security deposit of $[AMOUNT] to me at the following address:

[DEPOSIT RETURN ADDRESS].

If you do not return my security deposit by [DATE], I may proceed with a small claims action to recover the entire amount of my deposit. You may also be responsible for damages up to two times the amount of the security deposit for illegally withholding my security deposit. I retain the right to seek additional damages up to the amount allowed by law in a small claims proceeding.

Sincerely,

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)

[SIGNING PARTY NAME (AND TITLE, IF APPLICABLE)]