

DATE: _____
CERTIFIED MAIL NO.: _____

From: [Tenant's/Renter's Name and Current Address]

To: [Landlord's Name and Address]

RE: Failure to Refund Security Deposit

Dear _____:
(landlord's name)

More than thirty (30) days have passed since I moved out and wrote to you to ask for a refund of my security deposit of \$ _____, That deposit was for property I rented at:
(amount of deposit)

(address of property rented from the landlord)

Under Louisiana law, the landlord or lessor has one month after the lease terminates (ends) to give me my deposit or to give me an itemized statement with reasons for keeping any amount that is not paid to me (La. Rev. Stat. Ann. 9:3251).

Willful failure by the landlord (lessor) to follow Louisiana's security deposit law gives me the right go to court for actual damages or \$200, whichever is more (La. Rev. Stat. Ann. 9:3252). Willful failure is the landlord's failure to refund (remit) money owed to me within 30 days of my written demand for a refund (La. Rev. Stat. Ann. 9:3252). A court may give costs and attorneys fees to the winner in a lawsuit about a security deposit (La. Rev. Stat. Ann. 9:3253).

Please send a certified check or money order for my security deposit to me at this address:

(address where the landlord should send the security deposit)

If you do not refund my deposit, I may take legal action against you for willfully and wrongfully keeping my security deposit. I will have the right to claim the greater of actual damages or a \$200 statutory penalty, court costs, attorney fees (if I use a lawyer), and interest.

Thank you for your prompt attention to this matter.

Sincerely,

Signature of Tenant/Renter
Print Name: