

Form 5: Security Deposit Demand Letter

Certified Mail # _____

Your name
Your address

Date

Your landlord's name
Your landlord's address

Demand Letter Pursuant to Massachusetts General Law Chapter 93A

Dear *Landlord*:

As you know, I was tenant of yours at _____ (*address of the rental unit*). I moved out of the apartment on _____ (*date*). I am writing this letter pursuant to *Massachusetts General Laws Chapter 93A* requesting compensation for security deposit violations. Because you demanded and accepted a security deposit from me on (*date*) of _____ dollars (*amount of security deposit*), you are required to comply with 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 that you do so. Please be advised that I am therefore demanding three times the amount of security deposit, plus interest, for a total of _____ dollars, as provided for under G.L. c. 186, §15B (6)(e) and (7). This law states in part:

(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.

Please consider this a demand letter pursuant to G.L. c. 93A so that I will expect a response within 30 days. Your failure to do so can mean treble damages under the statute. Thank you in advance for your cooperation.

Sincerely,

(Your Signature)