



LANDLORDS CANNOT KEEP YOUR SECURITY DEPOSIT WITHOUT A REASON

KNOW THE LAW

Your landlord has 21 days after you move out to return your security deposit. They must explain any part of your deposit they did not return. The landlord must give you receipts if they keep more than \$125 of your security deposit.



KNOW YOUR RIGHTS

4 REASONS THAT A LANDLORD CAN KEEP YOUR DEPOSIT

1. Unpaid rent
2. Damages caused by the tenant (not ordinary wear and tear)
3. Cleaning costs if you leave the home dirty
4. If the lease allows it, to replace damaged or lost items such as keys, furniture, or appliances

A LANDLORD CANNOT:

- Keep your deposit to pay for ordinary damage or use
- Use the deposit to make it nicer than when you moved in

PROTECT YOUR RIGHTS

- Take photos of your home
- Ask for a walk through with your landlord. If they plan to make deductions, you have the right to make repairs.
- Ask your landlord in writing to return your deposit and a list of charges
- Give your landlord a current mailing address to return your deposit
- Learn about your county's small claims court process

For more information,
please contact:

LEGAL SERVICES
of
NORTHERN CALIFORNIA

www.lsn.net

Auburn: 530-823-7560

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