

## LANDLORD RETURNING SECURITY DEPOSIT

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## LANDLORD'S LETTER RETURNING SECURITY DEPOSIT & GUIDE

A landlord can deduct money from a security deposit to pay for cleaning the property after a tenant's departure, but only to make the unit as clean as it was when that tenant moved in. The

### Security Deposits - CPLEA - Landlord and Tenant

In Alberta, most landlords require a tenant to pay a security deposit or damage deposit before moving in. A security deposit is a one-time only payment and cannot be more than one month's rent. A landlord must place a security deposit in a trust account within two days of receiving it.

### FAQ - Can a landlord keep the security deposit if ...

No. A landlord cannot keep any of the security deposit to cover damage to the unit if inspection reports were not completed. A move-in inspection must be completed by the landlord and tenant one week before or after the tenant takes possession of the rental unit.

### Returning Deposits - Province of British Columbia

Security deposits and pet damage deposits are not payments to the landlord they're a form of security that the landlord must be prepared to return at the end of the tenancy. If a rental unit is damaged during the tenancy, the landlord can ask the tenant to allow the landlord to keep all or part of the deposit.

### 5 Reasons Not to Return a Tenant's Security Deposit

The landlord will deduct the amount owed from the tenant's security deposit. If the security deposit does not include sufficient funds to cover the amount owed, the tenant is responsible for paying the additional money owed to the landlord for the remainder of the lease."

### Security Deposit Return Letter Template - Landlord Return ...

The Security Deposit Return Letter is a letter from a landlord to a tenant returning a tenant's security deposit.

Additionally, if deductions were taken out of

### Writing a Security Deposit Return Letter (with Sample ...

Writing a Security Deposit Return Letter It is not unusual for landlords and property management companies to return little or none of a security deposit. If the landlord wants to subtract money for repairs, he or she is obligated to document the reasons they are keeping part of the money.

### Service Alberta: Returning a deposit

If the tenant doesn't meet the conditions, the landlord has the right to keep part or all of the security deposit to cover

costs. If the costs exceed the security deposit, the landlord can take legal action to claim for the money owing.

### BC Residential Tenancies - Tenant Deposit Return Calculator

Use this calculator to determine when the landlord must either initiate the return of the security or pet damage deposit or obtain permission from the tenant or apply to the Residential Tenancy Branch to keep it. A landlord cannot request a security deposit or pet damage deposit in a manufactured home park tenancy.