**[Your address]**

**[Date]**

**[Landlord address]**

Dear **[landlord name]**

Letter before court action: tenancy deposit return

I am the former tenant of **[address of property]**.

My tenancy started on **[date]** and ended on **[date]**.

I left the property in good condition and paid the full rent until the end of my tenancy.

My tenancy deposit

I paid you a deposit of **£xxx** on **[date]**.

I wrote to you on **[date]** to ask for a full refund of my deposit within 10 days.

**[I suggested that we use the dispute resolution (ADR) service offered by the deposit protection scheme. You did not reply or refused this.]**

Please return the full amount of **£xxx** within 14 days of receiving this letter.

If I do not receive payment or a substantial response from within 14 days I will start court proceedings in the county court without further notice.

I will include a claim for interest on the amount of the unreturned deposit.

Yours sincerely

**[Name]**