

Step 4 - Final Demand Before Legal Action

[Your Name]
[Your Mailing Address]
[City, State ZIP]
[Email Address]
[Phone Number]

[Date]

[Landlord / Property Manager Name]
[Landlord / Property Manager Address]

Re: Final demand before legal action for [Rental Address]

Dear [Landlord / Property Manager Name],

This is my final written demand regarding the security deposit for [Rental Address]. I have already requested return of the deposit balance and any required written accounting.

Alaska Statutes section 34.03.070 governs the security deposit deadline, written notice and accounting, trust holding, allowed deductions, and ordinary-wear limits. Based on my records, the applicable deadline has passed, and this matter remains unresolved.

I am demanding payment of \$[Amount Requested] by [Date]. If you contend that any portion was properly withheld, provide a complete written accounting, the records supporting each deduction, and the legal basis for withholding the amount.

If I do not receive payment or a complete written resolution by that date, I am prepared to consider filing in Alaska small claims or taking other appropriate legal action. In that filing, I will rely on the lease, deposit records, notice and possession records, key-return proof, forwarding-address proof, photos, communications, prior demands, and delivery records. I will also ask the court to consider the deposit, any statutory damages supported by AS 34.03.070, and any other relief the court finds proper.

I would prefer to resolve this without filing. This is the final opportunity to do so.

Sincerely,

[Your Name]