

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 written reasons or itemized statement required by Hawaii law.

HRS section 521-44 governs the security deposit deadline, written reasons for retention, itemized cleaning or repair charges, receipts or estimates, and the remedies when the landlord does not comply. Based on my records, the 14-day 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 Hawaii 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 any recovery supported by HRS section 521-44, including any remedy for wrongful or willful retention if the facts support it.

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

Sincerely,

[Your Name]