

Baton Rouge, Covington, Hammond, Harvey, Houma, New Orleans

				30
				, 20_
	Re: Your Sec	urity Deposit	Issue	
r				

Thank you for contacting our office regarding your security deposit issue from your former residence. Due to our limited resources, we are unfortunately only able to provide you with general information. Please understand that **SLLS does not represent you in this matter**.

If you want to take legal action to recover your security deposit, there are several steps you should take:

STEP 1. Mail a demand letter to your landlord. A SAMPLE is attached. You should neatly re-write or type the sample letter with your information.

Why do I have to mail a demand letter?

In Louisiana, the law requires that in order for a tenant to recover their security deposit from a previous landlord, the tenant must first send a written demand letter.

Instructions

- Replace the information in brackets on the sample demand letter with your information. You can handwrite or type the letter.
- We recommend that you send the demand letter to your previous landlord by BOTH certified and regular mail, return receipt requested. The Post Office can help you complete these forms.







Important

- Be sure you send the letter to the actual landlord of the property and not simply to the person collecting rent. There are several ways to determine who the landlord is and figure out where to mail the demand letter:
 - o Check your lease, or
 - o If you live in <u>Orleans Parish</u>, visit <u>www.nola.gov</u> or the tax assessor's website at https://qpublic.net/la/orleans/

STEP 2. Wait at least thirty days for a written response.

Why do I have to wait for a written response?

In Louisiana, a landlord has thirty days from receiving your written demand to respond to you in writing.

STEP 3. If your landlord does not respond or you disagree with their response, then you may file a lawsuit against the landlord.

Instructions

You can file the lawsuit in the <u>Small Claims Court of the parish in which the unit you lived in is</u> located.

- Orleans Parish
 - If you lived on the Orleans Parish, we have enclosed the forms you need to file your lawsuit. We have also included instructions on how to proceed if you cannot afford filing fees below. For more information about Small Claims Court in Orleans Parish, call
 - First City Court (East Bank): (504) 407 0404
 - Second City Court (West Bank): (504) 407 0435
- All other Parishes
 - o If you lived in another parish, you will have to contact the court for that parish directly to determine how to proceed. Below are phone numbers for the clerks of court in the greater New Orleans-area parishes.
 - Jefferson Parish:
 - 1st Parish (East Bank): (504) 736 8391
 - 2nd Parish (West Bank): (504) 364 2932
 - St. Charles Parish: (985) 783 6632
 - St. Bernard Parish (504) 271 3434
 - Plaquemines Parish: (504) 934 6610

Important

If you cannot afford the court fees, you can file a form in forma pauperis (IFP). When you file the lawsuit in court, you file an IFP affidavit along with it. If the judge approves this form, then court fees are <u>initially</u> waived. This means you pay nothing up front. However, <u>if</u> you lose your case, the court may try to recover these fees from you. An IFP affidavit for Orleans Parish (First and Second City Court) is included with this letter.

We hope this information is helpful to you and we wish you the very best in your future endeavors. You may also want to visit our website www.lawhelp.org/la for more information.

Enclosures:

- 1. Sample Demand Letter
- 2. Applicable Louisiana Statutes
- 3. Orleans Parish First City Court Small Claims Division Rules
- 4. IFP affidavit for Orleans Parish (First and Second City Court)

SAMPLE DEMAND LETTER

[DATE]

From:

[Your name]

[Your current mailing address]

To:

[Landlord name]

[Landlord's mailing address]

By Certified and First Class Mail [Recommended]

Re: Security Deposit for [Address]

To Whom It May Concern,

This is a formal, written demand for the return of my full security deposit in the amount of [dollar amount of security deposit] pursuant to La. Rev. Stat. § 9:3251 and 9:3252.

La Rev. Stat. § 9:3251 provides:

Any advance or deposit of money furnished by a tenant or lessee to a landlord or lessor to secure the performance of any part of a written or oral lease or rental agreement shall be returned to the tenant or lessee of residential or dwelling premises within one month after the lease shall terminate, except that the landlord or lessor may retain all or any portion of the advance or deposit which is reasonably necessary to remedy a default of the tenant or to remedy unreasonable wear to the premises.

It further provides that:

If any portion of an advance or deposit is retained by a landlord or lessor, he shall forward to the tenant or lessee, within one month after the date the tenancy terminates, an itemized statement accounting for the proceeds which are retained and giving the reasons therefor. The tenant shall furnish the lessor a forwarding address at the termination of the lease, to which such statements can be sent.

Please return my full deposit to my forwarding address:

[Insert Forwarding Address]

If I do not receive my deposit within thirty days of your receipt of this letter, I may file suit in small claims court for my deposit plus a penalty of two times the amount wrongfully withheld under La. R.S. §§ 9:3251 and 9:3252. That means the total amount I will be asking for from the court is [Your deposit x 3]. If I am forced to hire an attorney to assist me in getting my deposit back, I will also ask for attorney's fees plus costs.

Thank you for your prompt attention to this matter.

incerely,	
Your Signature]	

APPLICABLE STATUTES

These are the Louisiana laws, formally known as statutes, which will form the basis of the lawsuit you may wish to bring against your landlord for the return of your security deposit.

La. R.S. 9:3251. Lessee's deposit to secure lease; retention by lessor; conveyance of leased premises; itemized statement by lessor

A. Any advance or deposit of money furnished by a tenant or lessee to a landlord or lessor to secure the performance of any part of a written or oral lease or rental agreement shall be returned to the tenant or lessee of residential or dwelling premises within one month after the lease shall terminate, except that the landlord or lessor may retain all or any portion of the advance or deposit which is reasonably necessary to remedy a default of the tenant or to remedy unreasonable wear to the premises. If any portion of an advance or deposit is retained by a landlord or lessor, he shall forward to the tenant or lessee, within one month after the date the tenancy terminates, an itemized statement accounting for the proceeds which are retained and giving the reasons therefor. The tenant shall furnish the lessor a forwarding address at the termination of the lease, to which such statements may be sent.

B. In the event of a transfer of the lessor's interest in the leased premises during the term of a lease, the transferor shall also transfer to his successor in interest the sum deposited as security for performance of the lease and the transferor shall then be relieved of further liability with respect to the security deposit. The transferee shall be responsible for the return of the lessee's deposit at the termination of the lease, as set forth in Subsection A of this Section.

C. Paragraph A of this Section shall not apply when the tenant abandons the premises, either without giving notice as required or prior to the termination of the lease.

La. R.S. 9:3252. Failure of lessor to comply; recovery of amounts by lessee; venue

A. The willful failure to comply with R.S. 9:3251 shall give the tenant or lessee the right to recover any portion of the security deposit wrongfully retained and three hundred dollars or twice the amount of the portion of the security deposit wrongfully retained, whichever is greater, from the landlord or lessor, or from the lessor's successor in interest. Failure to remit within thirty days after written demand for a refund shall constitute willful failure.

B. An action for recovery of such damages may be brought in the parish of the lessor's domicile or in the parish where the property is situated.

La. R.S. 9:3253. Costs and attorney's fees

In an action brought under R.S. 9:3252, the court may in its discretion award costs and attorney's fees to the prevailing party.

AUSTIN BADON

Clerk of Court, First City Court



SMALL CLAIMS DIVISION

First City Court of the City of New Orleans 421 Loyola Avenue, Room 201 New Orleans, Louisiana 70112 504.407.0404

READ THESE INSTRUCTIONS BEFORE FILING A SMALL CLAIMS SUIT

- The most you can sue for is \$5,000.00. The filing fee for a Small Claims petition is \$115.00 per defendant payable with cash or credit card only. An additional \$20.00 service fee must be paid to the Constable for service in Orleans Parish. If service must be made outside of Orleans Parish, it will cost more (contact the Constable's Office at 504.523.3258 for more information).
- 2. You must have the full name and address of the person you sue (the Defendant). You are responsible for keeping up with the Defendant's current address.
- 3. If the Defendant is not domiciled in Orleans Parish, you should seek legal advice on whether Orleans Parish is the proper venue for your suit. You may need to file your suit in another parish. Our office does not issue refunds, so you should be sure Orleans Parish is the proper venue before you pay your filing fees.
- 4. When you are issued a date for trial, it may be five (5) months or more after your suit was filed. You should be prepared to appear in court on the date and time your matter is set in order for your case to proceed, even if your matter is reset more than once.
- 5. It is your responsibility to keep up with the status of your case. You can call this office at 504.407.0404 between the hours of 9:00 a.m. 4:00 p.m. and request an update on the status of your case.
- 6. If your suit is against a business or corporation, you must have the name and address of the registered agent or owner. This information can be obtained by visiting the Louisiana Secretary of State's website at: www.sos.la.gov, or by calling: 1.225.925.4704.
 - Examples of a correctly captioned case where a business or corporation is a named defendant are: ABC Company, Inc., through John Smith, Registered Agent or Joseph John d/b/a John's Auto Repair.
- 7. In Small Claims cases, you may represent yourself. However, any party may hire an attorney. Please note: the Small Claims Clerk is not an attorney and may not offer legal advice. We can only offer procedural information on how to properly file a claim.
- 8. Small Claims suits may be transferred to the general docket of First City Court using a Motion to Transfer the cost is \$336.00
- 9. By law, a plaintiff can file up to six (6) Small Claims suits per calendar year.
- 10. If you request, and are subsequently approved, to file a suit *In Forma Pauperis* ("IFP"), this does not mean you can file your suit "for free". Your court costs and filing fees will be DEFERRED until the end of the litigation. If you prevail in your suit, you may be ordered to fulfill this obligation and the costs can be deducted from your award.

Form 1057-SC Rev. 11/14

STATEMENT OF CLAIM AND CITATION

- SAMPLE	FORM —	FIRST CITY COURT STATE OF LOUISIANA
NUMBER:		421 LOYOLA AVE. ROOM 201
SECTION:	MUST BE TYPED OR PRINTED	NEW ORLEANS, LA 70112 TEL. (504) 407-0404
PLAINTIFF:		
EV OUT Name I Full Name of Suing Party	[Your Add rccs] Street Address of Plaintiff	
City, State and Zip Code		Phone
DEFENDANT:		
[Landlord's Name] Full Name of Party Being Sued	[Lq	ndloral's phone number
Landlurd's Address Tourist Treet Address of Defendant	City	State Zip Code
Street Address of Defendant	*********	
Amount sued for statement of deposing a unit at La Tented a unit at La Tenter dates you lived in the defendant as a security. I moved out of the unit that and in good condition. I have, in and faith	any promissory note. ITI plus interest and court costs. politess of unit I from the unit I. I paid \$ [ama steposit for the about to never a minus normal wear and attention of alternative and a and	out]. I left the unit
	SERVICE	RECT TO THE BEST OF MY KNOWLEDGE.
I CERTIFY THAT THE ABOVE AND ATTACH IT IS REQUESTED THAT SERVICE BE MAI PROCEDURE.	DE OF THIS PLEADING IN ACCORDAN	
SAMPLE FOM -	(Signature of Plaintiff)	gnature]
, 20		2
	NOTICE: YOU HAVE BEEN	SUED.
DEPUTY CLERK	This citation is a	certified copy of a petition. The petition tells you
PROPER ATTIRE REQUIRED NO SHORTS • NO SCARVES	days after you have re answer or other plead	R do what the petition asks, OR, within ten (10) cerived these documents, you must file an ings in the office of the Clerk of First City Court, a 201, New Orleans, Louislana 70112.
NO HATS • NO TANK TOPS	If you do not do w answer or legal pleadi entered against you w	that the petition asks, or if you do not file an ng within ten (10) days, a judgment may be ithout further notice.

ORIGINAL (White), DEFENDANT'S COPY (Yellow), PLAINTIFF'S COPY (Green), SERVICE RETURN (Pink)

NO HATS . NO TANK TOPS I NO BEACH SANDALS

CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

FIRST CITY COURT FOR THE PARISH OF ORLEANS

SECOND CITY COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

CASE N	O.: SECTION DIVISION
	versus
	Date this form is completed:
	FORMA PAUPERIS APPLICATION
	NOTICE
imi	nting of this application <u>only suspends payment of fees and costs</u> as they become due. All costs and fees are due mediately upon the conclusion of the case. Fallure to pay fees and costs may result in collection proceedings. Than one person is seeking pauper status, each person must complete a separate Forma Pauperis Application.
	ALL QUESTIONS MUST BE ANSWERED IN FULL.
	NOTE: Question 2 should not be completed if you are seeking protection from abuse.
I reque	st a court order so that I do not have to pay court costs and fees in advance or as they accrue.
PART I	:
1.	My name is:
2	First Middle Last My address and telephone number is:
۷.	Street Address: Apt. No
	Mailing Address:
	City, State, Zip Code:
	Telephone number:
3.	My date of birth is:
4.	My marital status is: (check one) □ married □ single □ widowed
	□ separated □ divorced □ living with another who shares expenses
5.	My occupation, employer and employer's address is (if more than one, list all):
DARTI	
PART I	
6.	I am not able to pay any of the court costs or fees in advance or as they become due.
7.	I am receiving financial assistance under one or more of the following programs: (a) SSI or SSP (Supplemental Security Income or State Supplemental Payments Program)
	(b) AFDC or TANF (Aid to Families with Dependent Children Program or Temporary Aid to Needy
	Families)
	(c) ☐ Food Stamps (The Food Stamp Program) (d) ☐ City or Parish Relief, General Relief or General Assistance
_	
8.	 If you checked a box in item No. 7, you must <u>attach documents verifying receipt of the benefit(s)</u> <u>checked</u>.
	(b) If you checked a box in item No. 7, sign on the line below; only complete the two affidavits on pages 3
	and 4; and, sign at the bottom of page 4.

FINANCIAL INFORMATION

]	My pay changes considerably from month to item No. 10 should be your monthly average		th. (If you checked this box, each number reported ne past 12 months).
.O. N	/ly i	monthly income:		
(á	a)	MY GROSS MONTHLY PAY IS: \$	(e)	MY TOTAL MONTHLY INCOME IS: (c) plus (d):
(-	My payroll deductions are: (list each deduction and amount)		The number of dependents, including myself, supported by this money is:
	1	1)	(g)	My spouse's occupation and employer is:
	(\$\$ 4)\$		
		MY TOTAL PAYROLL DEDUCTION AMOUNT IS: \$	(h)	MY SPOUSE'S GROSS MONTHLY INCOME IS:
{	c)	MY MONTHLY TAKE-HOME PAY IS: (a) minus (b): \$		
(0	d)	Other money I receive each month (Examples: workers' compensation, interest, dividends, rent spousal support, child support, Social Security, and retirement):		
		(1)\$(2)\$		
TOP	ICF		10. a	ttach a copy of your most recent paycheck or
10/1	l Norla	paystub, and, if applicable, that of your	5.00	
11. [I am represented in this case by a volunteer School Clinic).	attor	ney (Examples: SLLS, Legal Aid, Pro Bono Project, L
2. [
		MY MONTHLY EXPENSES ARE:		
(a)	MY MONTHLY EXPENSES ARE: Rent or house payments & maintenance \$	(1)	Amounts deducted due to garnishments, wage assignments and earnings withholding orders: \$
((b)	Rent or house payments & maintenance \$ Food & Household supplies \$	(1)	wage assignments and earnings
((b)	Rent or house payments & maintenance \$ Food & Household supplies \$ Utilities & telephone: \$	(201	wage assignments and earnings
((b) (c) (d)	Rent or house payments & maintenance \$ Food & Household supplies \$ Utilities & telephone: \$ Clothing: \$	(201	wage assignments and earnings withholding orders: \$
((b) (c) (d)	Rent or house payments & maintenance \$ Food & Household supplies \$ Utilities & telephone: \$ Clothing: \$ Laundry: \$	(201	wage assignments and earnings withholding orders: \$) Other expenses (specify): (1)\$
((b) (c) (d) (e)	Rent or house payments & maintenance \$ Food & Household supplies \$ Utilities & telephone: \$ Clothing: \$ Laundry: \$ Medical expenses: \$	(m	wage assignments and earnings withholding orders: \$
(((((((((((((((((((((b) (c) (d) (e) (f)	Rent or house payments & maintenance \$ Food & Household supplies \$ Utilities & telephone: \$ Clothing: \$ Laundry: \$ Medical expenses: \$ Insurance (life, health, accident, etc.): \$	(m	wage assignments and earnings withholding orders: \$
()	(b) (c) (d) (e) (f) (g) (h)	Rent or house payments & maintenance \$ Food & Household supplies \$ Utilities & telephone: \$ Clothing: \$ Laundry: \$ Medical expenses: \$ Insurance (life, health, accident, etc.): \$ School & child care: \$	(m	wage assignments and earnings withholding orders: \$
	(b) (c) (d) (e) (f) (g) (h)	Rent or house payments & maintenance \$ Food & Household supplies \$ Utilities & telephone: \$ Laundry: \$ Medical expenses: \$ Insurance (life, health, accident, etc.): \$ School & child care: \$ Child & Spousal support: \$	(m	wage assignments and earnings withholding orders: \$
	(b) (c) (d) (e) (f) (g) (h) (i)	Rent or house payments & maintenance \$ Food & Household supplies \$ Utilities & telephone: \$ Clothing: \$ Laundry: \$ Medical expenses: \$ Insurance (life, health, accident, etc.): \$ School & child care: \$ Child & Spousal support: \$ Transportation and/or auto expenses (insurance gas, repair): \$	(m	wage assignments and earnings withholding orders: \$
	(b) (c) (d) (e) (f) (g) (h) (i)	Rent or house payments & maintenance \$	(m	wage assignments and earnings withholding orders: \$
	(b) (c) (d) (e) (f) (g) (h) (i)	Rent or house payments & maintenance \$ Food & Household supplies \$ Utilities & telephone: \$ Clothing: \$ Laundry: \$ Medical expenses: \$ Insurance (life, health, accident, etc.): \$ School & child care: \$ Child & Spousal support: \$ Transportation and/or auto expenses (insurance gas, repair): \$ Installment payments (state purpose & amount)	(m	wage assignments and earnings withholding orders: \$
	(b) (c) (d) (e) (f) (g) (h) (i)	Rent or house payments & maintenance \$	(m	wage assignments and earnings withholding orders: \$
	(b) (c) (d) (e) (f) (g) (h) (i)	Rent or house payments & maintenance \$	(m	wage assignments and earnings withholding orders: \$
	(b) (c) (d) (e) (f) (g) (h) (i)	Rent or house payments & maintenance \$	(m	wage assignments and earnings withholding orders: \$

13.	lov	vn or	have an interest in the	following property:				
	(a)	Cash	n: \$		(d)		list address, estimated fair market	t
	(b)		cking or savings accour	its at			(may or ones, broker sy).	
			financial institution:	ė		(1)		
		(2) (1) -		-3		(2)	\$\$	
				\$\$			\$	
			7807777 1807	THE STATE OF THE S				
	(c)		s, other vehicles and bo		1-1	Osh	de anala de la completa del completa del completa de la completa del completa del la completa del completa del la completa de	
			r of each) and estimate		(e)	50 (50) (50)	ty such as Jewelry, furniture, furs, s, certificates of deposit, coin or st	
							J.S. Savings Bonds, annuities, IRAs,	
				\$		\$		
14.							is opened and/or an interest in ot ed, and case number of all such ma	
15.				unusual expenses	to he	lp the Court	medicals, needs, expenses for recount understand your budget. If more	
NO	TICE	: Yo	u must immediately to	ell the Court if you i	ecoi	me able to pa	y court costs or fees in advance	or as they
bed	come	due	during this action. Yo	u may be ordered to	o app	ear in court	and answer questions about your	ability to
pay	cou	rt co	sts and fees.					
						MOVER	'S SIGNATURE	
						1110121	2 SIGIRTI OTIL	
			경기 ::: : :	NAMED AND DESCRIPTION OF THE PARTY OF THE PA	e Sta	te of Louisiar	a, do hereby declare and affirm t	
carefuli	y rev	iewe	d the above and forego	oing statement of my	clie	nt and approv	e the client having submitted sam	e.
						ATTOR	NEY'S SIGNATURE	
						PRINT	AME	
						200000000000000000000000000000000000000	MBER:	
							Li	
				AFFIDAVIT	OF	MOVER		
STATE	OF LO	DUISI	ANA				PARISH OF	
BEFOR	E ME	, the	undersigned authority,	personally came an	d app	peared,		
Information District Caption Information Continumatter. Condition SWORF	etion Cou led I ation lous Mo on. I	conf rt, Fi aWSU which and in ver a Move	tained herein is true a rst City Court and/or S it pursuant to La. C.C ch may be desired in a if Mover ever acquires	tion contained in the and correct; that the cond City Court for the Apr. Arts. 5181 et se addition to the aborany assets describenterrogated at any sintentionally swear ME,	e about the eq., a ve. I her stage	ove application formation is a purpose of and mover is Mover further in Mover with of these processors and mover with a final field of these processors and mover is a final field of the f	y sworn, deposed and said that (he) (she) has signed same being furnished to the Orleans Pobtaining an order to proceed in prepared to appear in Court to runderstands that the answers hill make that fact known prior to to ceedings to inquire into Mover's nawer. It's SIGNATURE	e; that the earlish Civi the above o give any nerein are rial of this s financia
NOTAR						Procedu	res section on page 4 and sign at the	
PRINT						end of t	hat section)	
NOTAR	A/B	AK NO	0.:					

AFFIDAVIT OF PERSON SUPPORTING MOVER'S PAUPER STATUS

The "supporting affidavit" required to be submitted herein must be that of a "pecuniarily disinterested" person. This precludes the participation of the attorney, and ordinarily precludes any member of the attorney's staff, or the spouse or minor child of the indigent declarant. An appropriate reprimand for improper use of this procedure may result in monetary sanctions.

STATE OF LO	UISIANA	PARISH OF			
BEFORE ME, the undersigned authority, personally came and appeared,					
(Basis of knowledge stated in detail)					
SWORN TO A	AND SUBSCRIBED BEFORE ME,	I HAVE READ THE ABOVE AFFIDAVIT			
this d	lay of	AFFIANT'S SIGNATURE			
NOTARY PUB PRINT NAME					
NOTARY/BAR	R NO.:	ORDER			
The foregoins	g motion, supporting affidavits	and sworn facts considered, let Mover,			
payment of c	be permitted to fi	le all pleadings, appeal in, and prosecute or defend in this action without prior thout giving bond for costs, as provided by the laws of the State of Louisiana edure Article 5181 et seq., as amended, pending further orders of this court.			
New	Orleans, Louisiana this	day of			
		JUDGE			
	200				
	PRO	OCEDURES IN FORMA PAUPERIS			
Section 1.	Before any judicial proceedings are permitted to be prosecuted or defended pursuant to Louisi of Civil Procedure, Articles 5181, et seq. (Walver of Costs for Indigent Party), the applicant affiant attesting to the applicant's inability to pay the costs of court, may be required to appe the Judge assigned the case so that the Court may properly comply with C.C.P. art. 5183(2) by into the facts and satisfying itself that the applicant is entitled to the privilege.				
Section 2.	to take action in the cause to trial and appeal, such a testimony or otherwise, which the case was allotted the end that the actual minimize the cost to the way, prejudicing such litig Article 5181, et seq. If the seq. If	gant who has been permitted to prosecute or defend in forma pauperis desire e which would increase the expense over and above those normally attendant is, but not limited to, the taking of depositions to be used in lieu of a witness's counsel shall first present to the judge presiding over the Division/Section to ed, a motion which shall be tried contradictorily with the adverse party(les) to necessity for same may be determined. The purpose of this section is to public or to the party who may ultimately be cast for costs, but without, in any ant's cause or rights accorded the litigant by Louisiana Code of Civil Procedure, the purpose of the motion is to secure court reporting services outside the ts discretion, may furnish same.			
Section 3.	refuses to permit the app (15) days within which to prejudice, the proceeding	ceeding is filed and sought to be prosecuted in forma pauperis and the Court licant to so proceed, the Court shall order that the applicant be allowed fifteen advance the necessary costs and in default of same may dismiss, without. In the further event that an applicant does not, within fifteen (15) days from earing thereof, the proceeding may be dismissed without prejudice upon exact interest.			
Section 4.	the Department of Correc	rocedures may be waived by the Court when the applicant is in the custody of ctions or is otherwise incarcerated. Such other or additional requirements for peris may be imposed as are deemed appropriate and in accordance with the			
Section 5.	This form shall be used in	all pauper proceedings filed after January 1, 2015.			
	I certify that I have read t	the foregoing procedures, Section 1 through 5.			
		SIGNATURE OF MOVER OR MOVER'S LAWYER			
		at the ant distance and and and a second and a second and			