Notice of Illegal Pet Damage Deposit

\_\_\_\_Date\_\_\_\_

From:

Your name

Address

Tacoma, WA \_\_\_\_\_\_\_

To:

[Landlord name]\_\_\_\_,

Address

Address

Dear \_\_\_\_\_\_\_\_\_\_\_\_\_,

Please note that the deposit you have requested to cover the pet damages in unit \_\_\_\_\_\_\_\_\_\_ are in violation of TMC 1.100.040 subsection 1(c) which states that “A pet damage deposit exceeding 25% of one month’s rent or where the landlord may retain any part of the pet

deposit exceeding the actual costs of repairing the pet damage” constitutes an “unfair or excessive fee.” On \_\_[date]\_\_ you illegally charged $\_\_\_[amount]\_\_\_ as a pet damage deposit in excess of the 25% of one month’s rent, $\_\_\_[amount]\_\_\_ in clear violation of TMC 1.100.040 section 1(c). TMC 1.100.040 subsection 2 states that “Any rental agreement shall be deemed void to the extent it requires payment of fees prohibited by this section.” I respectfully request that you reduce your pet damage deposit to not exceed $\_\_\_\_\_\_ (25% of one month’s rent), in compliance with 1.100.040 section 1(c). If you do fail to comply with this request, I will pursue legal action in Pierce County District Court.

Sincerely,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[name]