

# Metro Housing Compliance Office

Tenant and Property Enforcement Unit

OFFICIAL NOTICE

Run: 20260213022647

## SECURITY DEPOSIT DEDUCTIONS

Type: landlord\_security\_deposit\_notice | Jurisdiction: AZ

NOTICE NUMBER	NTC-2026-622295
CASE NUMBER	2026-282438
DOCKET	DKT-4572
ISSUE DATE	February 13, 2026

### TO

Xavier Smooth  
2458 N Valencia Dr, Phoenix, AZ 85016  
Reference ID: XS-2026-282438

### SENT VIA MAIL AND ELECTRONIC COPY

Suggested response date: February 20, 2026

### NOTICE SUMMARY

Security deposit notice with itemized deductions, move-out checklist, and deposit return timeline. This synthetic sample mirrors common formatting and wording seen in legal or administrative notices.

### IMPORTANT DATES AND ACTIONS

Date	Action	Notes
February 13, 2026	Notice issued	Document served to recipient
February 20, 2026	Response or filing due	Timeline may vary by jurisdiction
February 27, 2026	Administrative follow-up	Additional notice may be sent

### POTENTIAL OUTCOMES IF IGNORED

- Occupancy or property rights may change quickly.
- Fees can increase with service and filing activity.
- Missing cure windows can limit remedies.

### RECORDS COMMONLY GATHERED

- Lease or loan records and payment history.
- Photos and property condition notes.
- Messages with landlord, servicer, or manager.

# Consultation Intake Worksheet

Security Deposit Deductions | Case 2026-282438 | Recipient Xavier Smooth

## CHRONOLOGY OF EVENTS

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## PEOPLE AND ORGANIZATIONS INVOLVED

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## DOCUMENTS TO BRING

- Notice packet and attachments
- Prior correspondence and statements
- Payment records and receipts
- Timeline notes and key names
- Questions for first consultation

## QUESTIONS FOR COUNSEL

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Estimated preparation time saved when this packet is complete: 45-90 minutes.