

# LAWBOT - Legal Guidance Report

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## Case Analysis & Guidance

User Question: My landlord is not returning my house advance after I vacated the house in Chennai. What can I do?

Related Cases:

Case: Vishnu Kumar Shukla & Anr. vs. The State of Uttar Pradesh & Anr.

Answer: They were charged under Sections 448 (house-trespass), 454 (lurking house-trespass or house-breaking in order to commit offence punishable with imprisonment), and 380 (theft in dwelling house, etc.) of the Indian Penal Code.

Case: Ram Sharan Chaturvedi vs The State of Madhya Pradesh

Answer: Based on the information given by the main accused, Pradeep Saxena (A-1), the police recovered Rs. 5,40,000 from a briefcase in A-2's house and Rs. 50,000 from a locker in the same house.

Guidance:

Guidance

This is for informational purposes only and not legal advice. If your landlord in Chennai, Tamil Nadu is refusing to return your house advance (security deposit) after you've moved out, here's what you need to know.

Unfortunately, the cases I have access to (Vishnu Kumar Shukla & Anr. vs. The State of Uttar Pradesh & Anr. and Ram Sharan Chaturvedi vs The State of Madhya Pradesh) do not provide direct precedent about security deposit disputes between landlords and tenants.

**\*\*What to do:\*\***

- \*\*Review Your Rental Agreement:\*\*** The most important thing is to look at your rental agreement. See what it says about the security deposit – how much it is, when it should be returned, and under what conditions (e.g., deductions for damages).
- \*\*Send a Written Notice:\*\*** Send your landlord a formal written notice (preferably registered post) reminding them that you have vacated the property, that you fulfilled all obligations, and requesting the return of your security deposit within a specific timeframe (e.g., 15 days). Keep a copy of this notice and the postal receipt.
- \*\*Grounds for Deduction\*\*:** Landlords can only deduct money from the security deposit for valid reasons, such as unpaid rent, damage to the property beyond normal wear and tear, or cleaning costs if the house was left in unusually dirty condition. They cannot deduct money for pre-existing damage or normal wear and tear.
- \*\*Negotiate:\*\*** Try to negotiate with your landlord. Perhaps there's a misunderstanding, or you can reach a compromise on any deductions.
- \*\*Legal Options (If Negotiation Fails):\*\***

\* **Consumer Court:** You can file a complaint with the Consumer Court in Tamil Nadu if you believe your landlord is unfairly withholding the deposit. This is often a simpler and less expensive option than going to civil court.

\* **Civil Suit:** If the amount is significant, you can consider filing a civil suit for recovery of the security deposit.

\* **Small Causes Court:** Chennai has a Small Causes Court which handles certain types of civil disputes.

6. **Tamil Nadu Regulation of House and Tenancy Act, 2017:** This act mandates that security deposits not exceed 3 months' rent for residential buildings. The Act also provides mechanisms for dispute resolution between landlord and tenant.

**Important Considerations for Tamil Nadu:**

\* Keep records of all communication with your landlord (emails, letters, etc.).

\* Take photos or videos of the property when you move in and when you move out. This can serve as evidence of the condition of the property.

\* Be aware of the specific rules and regulations related to rental agreements and security deposits in Tamil Nadu.

## **Recommended Legal Assistance**

Recommended Lawyers Here are some search queries to find appropriate lawyers in Tamil Nadu: 1. "Lawyer for rental disputes Chennai" 2. "Consumer lawyer security deposit Tamil Nadu" 3. "Civil lawyer property disputes Chennai"