



G G <goldin20082011@gmail.com>

Security Deposit Reconciliation and Repair Costs

5 messages

G G <goldin20082011@gmail.com> Sat, May 31, 2025 at 11:30 PM
To: chubbjsoccer@gmail.com
Cc: Lei Yu <goldin20082011@gmail.com>

Hi James Joseph Chubb,

Thank you for your email regarding the return of your security deposit. I appreciate your patience while I prepared the required documentation in compliance with both the lease agreement and Virginia law.

Per the **Virginia Residential Landlord and Tenant Act (VRLTA § 55.1-1226)**, I have **45 days from the date of lease termination and delivery of possession by the tenant** to provide an itemized statement of deductions. You vacated the property and returned possession on April 26, 2025, and I am well within this legally required time frame.

Following a thorough inspection, I found substantial damage and cleaning needs beyond ordinary wear and tear, including:

- Over 230 holes in walls throughout the property
- Extensive dirt, scratches, and marks requiring patching and painting in walls in nearly every room, hallway and staircase
- Pet hair and odors in carpets and on surfaces requiring thorough cleaning
- Dirty oven and refrigerator requiring deep cleaning
- Broken cabinet drawer box needing repair
- Patio with grill stains and residue requiring power washing
- Numerous holes in the garage walls requiring repair

Below is the **itemized list** of actual costs (including materials and labor) incurred:

Description	Cost
Wall repair and painting throughout property	\$4,700
Garage wall repair (multiple holes)	\$180
Oven and refrigerator deep cleaning	\$250
Cabinet drawer box repair	\$200
Patio power cleaning	\$150
General house cleaning (pet hair, odor removal, windows, etc.)	\$500
Total	\$5,980

Per the lease agreement (**Section: SECURITY DEPOSIT AND DEDUCTIONS**), it states:

“If deposits do not cover such costs and damages, the RESIDENT shall immediately pay said additional costs for damages to OWNER.”

Additionally, per the **Section: Condition of Premises** in the lease:

“It is agreed that all dirt, holes, tears, burns, and stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear.”

Your security deposit was \$3,900. After deducting the full deposit to cover part of these costs, there is a remaining balance of **\$2,080**. Under Virginia law, landlords have the right to deduct from the security deposit any amounts necessary to repair damage beyond ordinary wear and tear.

I have attached all supporting invoices documenting the repair and cleaning costs.

I am requesting that you remit the additional balance of **\$2,080** by June 15, 2025 (within 15 days) via Venmo. If payment is not received by that date, I will pursue all available legal remedies under Virginia law to recover the remaining balance. This includes filing a claim in the appropriate court, as permitted by the lease agreement and the Virginia Residential Landlord and Tenant Act. I will also seek reimbursement for any legal fees and costs incurred in the process, to the extent allowed by law.

As the property owner, I will not engage in ongoing back-and-forth discussions. Should you disagree with any of the deductions, I encourage you to pursue the appropriate legal channels as provided under Virginia law. I am fully prepared to present all documentation, including invoices, photographs and videos, to the appropriate authorities.

Thank you for your attention to this matter.

Sincerely,

Lei Yu

Attached are:

1. Copy of our lease agreement
2. Invoices documenting all repair and cleaning costs

4 attachments



Lease-James Chubb-20230412.pdf
165K



invoice1.pdf
873K



invoice2.pdf
947K



invoice3.pdf
1633K

James Chubb <chubbjsoccer@gmail.com>
To: G G <goldin20082011@gmail.com>

Sat, May 31, 2025 at 11:54 PM

No need for back and forth. We already filed a small claims case against you with the county.

Best regards.

[Quoted text hidden]

[Quoted text hidden]

2. Invoices documenting all repair and cleaning costs

G G <goldin20082011@gmail.com>
To: James Chubb <chubbjsoccer@gmail.com>

Sat, May 31, 2025 at 11:59 PM

Thank you for your message.

Based on the total cost of repairs and cleaning (\$5,980), this matter exceeds the jurisdictional limit of the small claims court in Virginia (\$5,000). Therefore, this dispute should be handled in the appropriate General District Court. I will cooperate fully with the legal process and provide all necessary documentation to resolve this matter in accordance with Virginia law.

[Quoted text hidden]

James Chubb <chubbjsoccer@gmail.com>
To: G G <goldin20082011@gmail.com>

Sun, Jun 1, 2025 at 12:07 AM

Yes, once again great job googling things.

A claim was submitted for \$3900, which meets the requirement for that level of court. Even with your ridiculous claims, the amount you are requesting is below the threshold of small claims.

Please don't reach out to me again, or I will also file a harassment case against you.

[Quoted text hidden]

G G <goldin20082011@gmail.com>
To: James Chubb <chubbjsoccer@gmail.com>

Sun, Jun 1, 2025 at 12:19 AM

The information I have provided is based on advice from my lawyer. As stated in my previous correspondence and based on our conversation emails, I request that you do not contact me again.

If payment of the additional \$2,080 is not received by June 15, 2025, I will pursue legal action to recover the full amount owed.

I will provide all relevant emails and documentation, including evidence of your aggressive and threatening tone, to the court as part of my case.

On Jun 1, 2025, at 12:07 AM, James Chubb <chubbjsoccer@gmail.com> wrote:

harassment case