

## Security Deposit Accounting Statement

Date

Landlord: Name

Tenant: Name

Rental Period: Date Range

### **Deposits Received:**

Security Deposit: \$650

**Deductions:** This is notice that the owner of the Leased Premises intends to impose a claim against your security deposit for the following items:

Damage caused by cigarette smoking inside the unit. The rental agreement signed by tenant explicitly prohibited smoking. The cigarette odor penetrated all surfaces and appliances, as evidenced by the assessments of two professional cleaning companies. Odor removal is a comprehensive process and a description can be found in the attached estimate from Steri-clean. Tenant reportedly washed and steam-cleaned the carpet, but the odor remained strong. As a result, we followed the professionals' recommendations to replace the carpet. Because the estimates for odor removal and carpet replacement significantly exceeded the security deposit on hand, we decided to do the odor removal work ourselves, emulating the process as best we could. The final step, yet to be performed, will be ozone treatment.

• Carpet replacement and installation	\$540	
Less: Allowance for preexisting wear and tear	<u>(40)</u>	\$500.00
• Cleaning supplies		81.29
• Cleaning labor performed by landlord		141.79
• Ozone generator for complete surface penetration		<u>161.50</u>
<b><u>Total</u></b>		<b>\$884.58</b>

### **Resulting Balance:**

(\$234.58) Owed by the tenant to the landlord

### **List of Attachments:**

Estimate from Steri-Clean

Email from PuroClean

Receipts for cleaning supplies

Receipt for carpet replacement

Receipt for ozone generator

Schedule of labor cost

Sincerely,

Landlord

## Security Deposit Accounting Statement

**CA Civil Code Sections 1950.5(b)(1)-(4) (b)** As used in this section, 'security' means any payment, fee, deposit or charge, including, but not limited to, any payment, fee, deposit, or charge, except as provided in Section 1950.6, that is imposed at the beginning of the tenancy to be used to reimburse the landlord for costs associated with processing a new tenant or that is imposed as an advance payment of rent used or to be used for any purpose, including, but not limited to, any of the following: **(1)** The compensation of a landlord for a tenants default in the payment of rent **(2)** The repair of damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or by a guest or licensee of the tenant **(3)** The cleaning of the premises upon termination of the tenancy necessary to return the unit to the same level of cleanliness it was in at the inception of the tenancy. The amendments to this paragraph enacted by the act adding this sentence shall apply only to tenancies for which the tenants right to occupy begins after January 1, 2003. **(4)** To remedy future defaults by the tenant in any obligation under the rental agreement to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear, if the security deposit is authorized to be applied thereto by the rental agreement.

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### Schedule of Labor Cost

#### Work Performed

June 10 Person 1, 9-12pm, scrubbed walls, fireplace bricks, and ceiling-light fan blades

Person 2, 9-12pm, scrubbed walls, kitchen and bathroom

Person 3, 9-11pm, scrubbed walls and bottom portion of closet walls

8 hours subtotal

June 11 Person 2, 8:30-10pm, scrubbed ceilings

Person 3, 8:30-10pm, scrubbed upper portion of closet's walls and ceilings

3 hours subtotal

11 hours total labor

#### Wage Rate Estimate

Per California Civil Code §1950.5(g)(2)(a), the landlord is allowed to charge a reasonable hourly rate for work performed by the landlord or landlord's employees. The rate used is the average hourly wage for "Janitors and Cleaners, Except Maids and Housekeeping Cleaners" in the Los Angeles-Long Beach-Glendale Metropolitan Division from the Bureau of Labor Statistics. As of May 2013, the rate is \$12.89. (Source: [http://www.bls.gov/oes/current/oes\\_31084.htm](http://www.bls.gov/oes/current/oes_31084.htm))

#### Total Labor Cost

**\$141.79** = 11 hours \* \$12.89