

[Your Name]  
[Your Current Address]  
[Your Phone Number]  
[Your Email]

[Date]

[Landlord or Property Manager Name]  
[Landlord Address]

**RE: Dispute of Security Deposit Deductions - [Rental Property Address]**

Dear [Landlord Name],

I am writing to formally dispute the deductions made from my security deposit regarding alleged pet damage at the property located at [Property Address]. I received your itemized statement dated [Date] and disagree with the charges totaling \$[Amount].

I am contesting these charges based on the following:

- **Pre-existing Condition:** The marks/damage noted in your report were present at the time of move-in, as documented in the initial walkthrough report dated [Date].
- **Normal Wear and Tear:** The minor [carpet thinning/scuffs] cited are consistent with reasonable wear and tear for a pet-friendly unit over a [Number]-year tenancy and do not constitute excessive damage.
- **Inaccurate Assessment:** I had the [carpets/unit] professionally cleaned and deodorized upon move-out. I have attached the receipt as proof that no pet odors or stains remained when I vacated the premises.
- **Excessive Repair Costs:** The amount charged for [Specific Repair] is significantly higher than market estimates for this type of repair.

Based on the above, I request a refund of the disputed amount of \$[Amount]. Please send the remaining balance of my security deposit to my new address listed above within [Number] days.

I hope we can resolve this matter amicably without further legal action.

Sincerely,

[Your Signature]

[Your Printed Name]