

LESSEE'S DEPOSIT ACT (La. R.S. §§9:3251-3254)

- A landlord shall return deposit **within one month** after the termination of the lease. Tenant **must** provide the landlord with a forwarding address at the termination of the lease where deposit may be sent. **
- A landlord/lessor may retain all or any portion of the deposit which is reasonably necessary to remedy a default or unreasonable wear to the premises. **
- If any portion of the deposit is retained, the landlord shall forward to the tenant/lessee, **within one month**, an itemized statement accounting for the proceeds which are retained and any remaining balance. Tenant **must** provide the landlord with a forwarding address at the termination of the lease where statements may be sent. **

****SHALL NOT APPLY WHEN TENANT ABANDONS THE PREMISES WITHOUT GIVING NOTICE (AS REQUIRED) OR PRIOR TO THE END OF THE LEASE.**

- If the landlord fails to refund the deposit within one month or provide an accounting for the proceeds which are retained, the tenant shall recover actual damages or two hundred dollars (\$200.00), whichever is greater, from the landlord.
 - The Court may in its discretion award costs and attorney's fees to the tenant/lessee.