(City), (Date), 202\_

**WITHOUT PREJUDICE**

**To:** (Landlord’s name)

 (Landlord’s address)

(Landlord’s address)

**(Delivery method)**

**From:** (Tenant’s name)

(Tenant’s address)

(Tenant’s address)

**Subject: Formal notice - Reimbursement of illegal deposit**

To whom it may concern,

We are bound by a lease for the dwelling located at (address), in (city), and for which you are the lessor.

This letter is to claim from you the sum of $X that I paid you as a deposit upon signing the lease. Please find attached proof of this overpaid amount.

Article 1904 of the *Civil Code of Quebec* clearly states that a landlord **“cannot demand an amount of money other than the rent, in the form of a deposit or otherwise.”**

**I hereby formally demand that you remit this sum to me within ten (10) days upon receiving this letter. In default of which, I will have no other choice but to undertake appropriate legal recourses without further notice or delay.**

**PLEASE ACT ACCORDINGLY,**

(Tenant’s name), tenant.