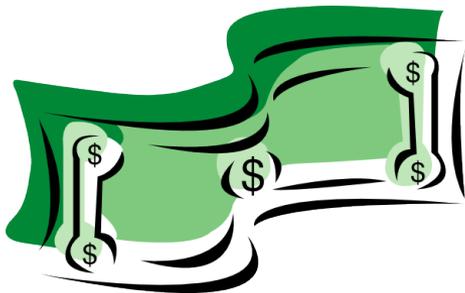




Equal justice starts here.

Where's My Client's Security Deposit?!

Kevin Zickterman



What's LAF?

- LAF (Legal Assistance Foundation) is a federally funded legal aid organization
- We're completely free for clients whose incomes are no more than 150% of poverty level.
- Help with housing, public benefits, bankruptcies, employment and other issues

What Kind of Housing does LAF do?



- Subsidized:
 - HCVP
 - Project-Based (HUD)
 - Public Housing
- Unassisted Housing: rare

Why Should We Care About Security Deposits?

- HCV Program participants and private Landlords
- HCVP moving issues and moving papers
- Proportion to income
- Preventative measures
- Housing Authority and housing organization outreach and brochures

Security Deposit Basics

- Used to cover unpaid rent or damages still owed **AFTER** tenants move out
- It **CANNOT** be used to pay current unpaid rent
- When a tenant leaves the unit in good condition and doesn't owe money, it should be returned



A Little Q and A

Q: I am a tenant and moving out of my apartment. I no longer want my bedroom set but was thinking of leaving it behind. Should I take it out of the apartment?

A: Yes!

A Few Things Tenants Should Do Before Leaving

- Remove all items from the residence: bedroom sets and garbage alike
- Leave the apartment spotless-- every nook and cranny.
- Check the lease to make sure they have done everything required





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Another Quick Question

Q: My apartment's lease ends in June. I have paid my rent for June and am moving out at the end of the month. Can I throw out my June rent receipt? The landlord admits I am paid up and do not owe anything.

A: Absolutely not!

A Few Things Tenants Should Do Before Leaving (Continued...)

- After moving out but before you leave, take photos or a video of every part of the apartment. This includes closets, every wall and floor, the oven, and inside every cabinet. Leave no stone unturned.
- Do a walk-through with the landlord.
- Give the landlord their new address.

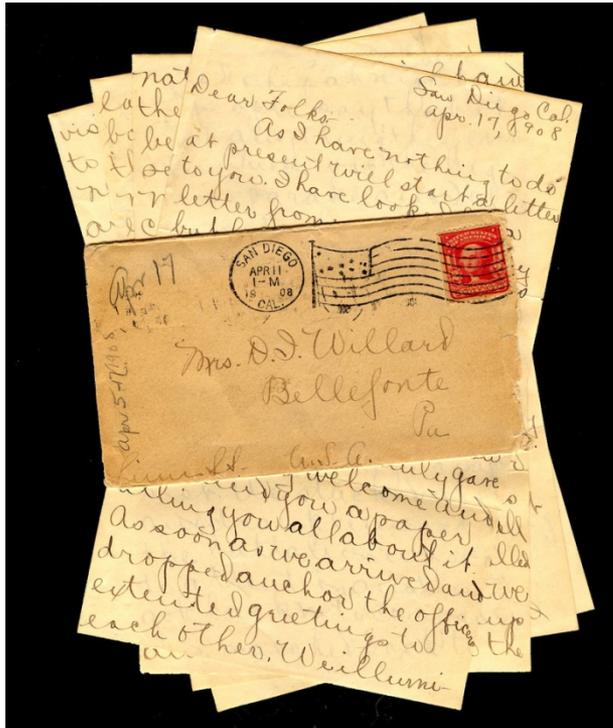


Last Question—I Promise!

Q: I have just moved out of the house I am renting. I couldn't get a hold of the landlord, so I put the house keys in my mailbox. I then gave the landlord a call to let him/her know I did this. Is this okay?

A: NO!!! Absolutely not!

It's Been Two Months: Now What??



- 30 day mark: invoice from landlord of any charges for cleanup or repair of damages
- 45 day mark: return of deposit.
- After 45 days, tenants should send a demand letter with new address (save proof of mailing)
- After remedy period, tenant can sue landlord

Filing the Case: Common Issues

- Gathering evidence (photos, receipts etc.)
- Writing the complaint
- Filing the complaint: location and fees
- Serving the landlord
- Going to trial and winning
- Collecting a judgment



LAF

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Questions for me??





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LAF Contacts

Downtown Chicago Office:

LAF

120 S. LaSalle St., 9th Floor
Chicago, IL 60603

Phone: 312-341-1070

Open regular business hours

Skokie Courthouse:

LAF Skokie Eviction Help Desk

Second Municipal District Courthouse
5600 Old Orchard Road Ct. Rm 204
Skokie, IL 60077

Open 9am-10:30 a.m. on Fridays

Markham Courthouse:

LAF Markham Courthouse Eviction Help Desk

Sixth Municipal District Courthouse (Markham)
16501 South Kedzie Parkway, Room 202(g)

Markham, IL 60428

Phone: 708-232-4836

Open 9am-12pm Monday through Friday