

Deducting Cleaning & Repairs From a Security Deposit

Landlords may not use a security deposit to cover the costs of ordinary wear and tear.
Here are examples of ordinary wear and tear versus tenant-created damage.

Ordinary Wear and Tear: Landlord's Responsibility	Damage or Excessive Filth: Tenant's Responsibility
Curtains faded by the sun	Cigarette burns in curtains or carpets
Linoleum stains caused by shower spray	Broken tiles in bathroom
Minor marks on or nicks in wall	Large marks on or holes in wall
Small dents in the wall from door handle	Door off its hinges
Moderate dirt or spotting on carpet	Rips or stains in carpet from pets
A few small tack or nail holes in wall	Holes in walls that require patching
A rug worn thin by normal use	Stains in rug from leaking fish tank
Worn gaskets on refrigerator doors	Broken refrigerator shelf
Faded paint on bedroom wall	Water damage from hanging plants
Dark patches on old hardwood floors that have lost their finish.	Water stains on wood floors caused by windows being left open
Warped cabinet doors that won't close	Sticky cabinets and interiors
Stains on old bathroom fixtures	Grime-coated bathtub and toilet
Dirty mini-blinds	Missing mini-blinds
Bathroom mirror "desilvered" (black spots)	Mirrors caked with makeup
Dryer won't heat; thermostat has given out	Dryer won't heat bc of over-loading
Toilet barely flushes because of mineral deposits	Toilet won't flush because it's stopped up with a diaper or toys