

Deposit dispute evidence checklist

Get these together before you raise the dispute. The adjudicator only sees what you send.

- ☐ Tenancy agreement
- ☐ Check-in inventory (and any signed schedule of condition)
- ☐ Check-out report
- ☐ Your photos or video from moving in and moving out, with dates
- ☐ The landlord or agent's list of deductions, with amounts
- ☐ Any quotes or invoices they sent (or your messages asking for them)
- ☐ Messages or emails about repairs, damage or cleaning during the tenancy
- ☐ Proof of rent paid if rent arrears are claimed
- ☐ Your scheme name and reference (it is on the deposit certificate or prescribed information)

Deadlines: TDS 3 months from the end of the tenancy; mydeposits 3 calendar months minus 1 day; DPS 14 calendar days to send evidence once in dispute. Not legal advice. We are not solicitors.