

SAMPLE: made-up names and numbers, to show what you get.

Tenant evidence statement

For the free deposit dispute service of your scheme (DPS, mydeposits or TDS). The adjudicator decides on the written evidence, so each point below links to a piece of evidence.

1. The tenancy

Tenant name(s)	SAMPLE Tenant (Jordan Lee)
Property address	SAMPLE Flat 2, 10 Example Road, Cambridge CB1 0AA
Landlord or agent	SAMPLE Lettings Ltd
Scheme	TDS Insured
Scheme reference	SAMPLE-TDS-0001
Tenancy start	1 Sep 2024
Tenancy end / moved out	31 Aug 2026
Deposit paid	£1,350.00
Landlord wants to keep	£640.00
Tenant accepts	£40.00
Amount in dispute	£600.00

2. Summary

The agent wants to keep £640. I accept £40 for one burnt hob ring cover. I dispute £600: the carpet marks and wall scuffs are on the check-in inventory, and the carpet was already 9 years old when I moved in. The £180 cleaning charge has no invoice, and my check-out photos show the flat clean.

"The deposit belongs to the tenant until the landlord provides sufficient evidence to justify a claim, so the onus is on you to prove you have a legitimate claim to a share of it." Deposit Protection Service, The dispute resolution process: <https://www.depositprotection.com/claims-and-disputes/the-dispute-resolution-process>

3. Each deduction, one by one

#	Landlord says	Amount	My answer	Evidence	I accept
1	Replace bedroom carpet (stains)	£320.00	Check-in inventory page 4 lists "two light marks by window" in the same place. Carpet was fitted in 2015 per the inventory, so it was 9 years old at check-in. A new carpet would put the landlord in a better position.	T1 p.4, T3 photos 3-5	£0
2	Repaint hallway (scuffs)	£100.00	Inventory page 2: "light scuffs to hallway walls". Two years of normal use in a hallway is fair wear and tear.	T1 p.2, T3 photo 7	£0
3	Professional clean	£180.00	No invoice sent. My photos taken on moving out show the kitchen, bathroom and floors clean. Check-in report says "clean" not "professionally cleaned".	T2, T3 photos 1-12, T4 message 22 Aug	£0
4	Replace burnt hob ring cover	£40.00	Accepted. This happened during my tenancy.	T3 photo 9	£40

4. Points the adjudicator weighs

- Check-in vs check-out: is the same mark on the check-in inventory? Quote the page and line.
- Fair wear and tear: normal use over the tenancy length (write how long you lived there and how many people).
- Age of the item: an old carpet or old paintwork has less value left; a landlord should not get a new item for an old one.
- Proof of cost: did the landlord send a real quote or invoice, or a guess?
- Cleaning: compare the check-in cleanliness with check-out, not with perfection.

5. Evidence list

Ref	What it is	Date	File name
T1	Check-in inventory (signed)	1 Sep 2024	T1_checkin_inventory.pdf
T2	Check-out report from agent	1 Sep 2026	T2_checkout_report.pdf
T3	My move-out photos (12)	31 Aug 2026	T3_photos.zip
T4	Emails with agent asking for invoices	22 Aug to 10 Sep 2026	T4_emails.pdf

6. Declaration

I believe the facts in this statement are true. Signed: SAMPLE Date: 12 Sep 2026

Deposit Back writes the statement; you submit it yourself to your scheme. We are not solicitors and this is not legal advice. The scheme's adjudicator decides, and the result is not guaranteed. England and Wales schemes only (DPS, mydeposits, TDS). Deadlines: TDS 3 months from the end of the tenancy; mydeposits 3 calendar months minus 1 day from moving out; DPS gives both sides 14 calendar days to send evidence once a dispute starts. Sources are on depositback.sites.tab.bot.