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Comment:

I am against these proposed changes. As a small landlord with only a handful of properties I can't afford to let a tenant sit in my house for free while I still pay the mortgage, property tax, insurance, and the upkeep. Currently it's taking about 3-4 months to get the judgement and writ. Ruling on MRC 4.201(K)(2)(c) where the tenant can demand a jury trial would only delay the eviction process. I believe the judges should be able to make a judgement without a Jury, which would take months longer.

Ruling on and MRC 4.201(I)(3) where a tenant can just say "I put in an application" should not be enough. There needs to be language at minimum that shows they've applied and likely to be approved or else this will lead to further delays, which could cause me to foreclose.

I take great care of my properties since they are mine. I put my hard-earned cash purchasing, fixing, and maintaining these properties with the goal they will appreciate in value and generate cash flow. I provide a safe place for people to live in, the only thing I ask for return is for rent to be paid on time; When it's not, as a last resort I'm forced to file for eviction if I can't come to a resolution with tenants. Additionally, regarding MCR 4.201(B)(3)(c) most of the evictions I've been through come when tenants stop responding. How am I supposed to certify the home is in compliance with state and local health and safety laws when I don't have access? Before moving in, I have the tenant's go through a checklist to make sure everything is in good working order. Currently the law makes me certify the property was "fit for the use intended" shouldn't that be enough? Once the tenant moves I shouldn't be responsible for damage they cause.

The government should not be empowering people to live for free. These changes are not sustainable for small landlords. It easily allows tenants with bad intentions to take advantage of good landlords. I've lost a considerable amount during covid, I've worked with the government, and I've been accommodating. Please leave the law as is to provide us a fair market to operate in. We are humans too and this will destroy us.