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Date: 10/03/2022

ADM File Number: 2020-08

Comment:

The proposed amendments will be the last straw on smaller landlords.

Between the "temporary" Federal and State governmental regulations and the local "do what they want" regulations, most small landlords have already been put behind financially. How is a landlord supposed to recover from \$3000 to \$10,000 dollar losses per tenant? Due to the regulations that are to setup to protect the tenant, but disadvantage the landlord?

Courts shut down and landlords were stuck with no option. Courts open back up, but then the courts give tenants unreasonable amounts of time for every step of the process. If the tenant even hinted they were going to contact a CERA program, it added an additional month. And the tenant didn't even have to show they were actually contacting CERA. Then they would walk away leaving the landlord with nothing but huge losses.

Net profit on many rentals is less than \$3000 a year. A \$3000 loss is money that the landlord will never and I mean NEVER recover from. Yet, the cities and townships still expect to be paid their taxes on time and in full.

How many people would work there job, if they had nothing to show for it at the end of a year? That is what these amendments will do. I will kill an entire industry of small landlords. Of course if that is your intention, continue on. Otherwise, don't support the Proposed Amendments of Administrative Order No. 2020-17 and MCR 4.201 and save small business in Michigan.