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Comment:

These proposed changes, despite potentially coming from a place of good intention, are likely to be damaging for all parties involved.

Eviction cases should be very clear cut. If a landlord has provided housing that meets basic standards of habitability and a tenant isn't paying, or otherwise violates the terms of the lease, eviction is the process that cures that injustice, provided that the landlord has already attempted to remedy the situation as they saw prudent. If the administration of justice is to be blind and objective, other externalities do not matter.

Instituting policy to prolong the administration of justice, as these measures seem to be intended to do, creates inefficiencies and drives up the cost of doing business. These costs are not born by landlords--they are passed onto tenants in the form of higher rents. Higher rents, in the absence of proportionately higher wages, will hinder ability to pay and lead to more evictions. Then, certain people, who rightfully have an adverse response to the human factors at play during evictions, wrongly misdirect to their attention to proximate causes, being the eviction itself, rather than ultimate causes, which would include measures like these.

Furthermore, predicated justice for landlords trying to exercise their basic property rights on having permission slips from local municipalities to rent out their properties seems like something that would be unconstitutional. There are various reasons for which a landlord may not be current on their rental registration and not all of them are within the control of the landlord. Personally, I have been calling the landlord hotline of Detroit's building department almost daily for nearly two weeks to schedule an inspection for a property that I'm nearly done rehabbing and so far, nobody's picked up the phone.