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Comment:

Michigan Supreme Court – You are destroying the Mom and Pop Landlord

Say goodbye to the Mom and Pop landlord that currently own a majority of the rental units. You made it unsustainable and impossible to make a profit. Landlords need to have at least 20 homes fully paid off to survive with the slow eviction process created from AO-2020-17 and AO-2020-18 otherwise you won't make any money. You will be in the negative and if you brought these homes with a loan (most likely any homes purchased after 2017) you're looking at 60 homes minimum to survive with evictions taking 6 months and the court officers charging over \$3K to evict someone. Remember back before the housing crisis, people brought rental properties with the hope that they paid the mortgage? You cannot do that now with labor costs, material costs, taxes, insurance, and other expenses that eat up months of rent.

I know you don't care about landlords, but with corporate landlords, their business model can be much different.

They can increase rents, let properties degrade (they are not emotionally connected to the tenant or the property) and create more unaffordable housing. You see they pool investor money and buy these homes looking for 10% ROI. You can do that with lots of homes and poor maintenance. Heck, they probably don't even need to buy property damage/fire insurance – that alone saves a lot. Good job Michigan Supreme Court! You messing with what worked in the past created the big affordable housing crisis you hear on the news almost daily now.

Viviano and Zahra are the justices that make sense. Why don't you listen to your own?