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Comment:

As a supporter of Michigan's small landlords, I encourage you NOT to change the current laws for eviction to the Covid rules. While I understand the reasons why these rules were enacted during Covid, they failed to take into consideration the small landlords challenges as well. Just because there was a rent moratorium, there was not a mortgage moratorium. This proved difficult as contrary to popular belief, all landlords are not independently wealthy and able to carry mortgage and repair expenses without rent revenue. Changing these rules would also allow tenants to manipulate the system to gain more time during the eviction process. Tenants that truly want help when needed will not wait until the eviction process is started to seek help. Also, the longer an eviction goes, the more that is owed which not only hurts the landlord but the tenant as well. It's critically important to take into consideration all involved parties related to this decision as well as the future economic balance to the landlord/tenant real estate industry.

Thank you for your time.