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Comment:

I am a VP of a management company which owns 65+ Michigan properties. Through the height of the Covid pandemic, delayed hearings may have been necessary, but we object making Covid rules permanent. It will continue to severely delay hearings, burden already overwhelmed courts and judges, and ultimately do a disservice to residents who will fall even farther behind in rent.

Additionally, this ruling over-reaches adding even more obstacles to landlords which have nothing to do with the issue at hand. Section (B)(3)(c) requires landlords to affirm their rental property is in compliance (defined as a passing an occupied inspection) when a complaint is filed. RECEIVING A COMPLIANCE CERTIFICATE FROM THE LOCAL MUNICIPALITY CAN TAKE MONTHS AFTER THE PROPERTY PASSES INSPECTION. Landlords cannot be held responsible for procuring administrative municipal documents out of their control. Residents with apartment issues have ALWAYS been able to address the residing court judge individually based on their circumstances. Requiring every property to produce certificates of compliance is unnecessary.

Additionally, the majority of Michigan municipalities work under a "complaint based" compliance program; inspections occur only when individual residents complain. Consequently, those landlords cannot produce compliance certificate for their property. Will that prohibit those landlords from ever filing evictions?

I implore you not to enact these changes which are simply bad policy for courts, landlords, and residents.