

Name: Carolyn Carter

Date: 11/02/2022

ADM File Number: 2020-08

Comment:

Name: Carolyn Carter

Date: 11/01/2022

ADM File Number: 2020-08

Please consider the following subject matter when making your decision. Thank you. I support the changes to MCR 4.201 that the Supreme Court has proposed. I encourage you to adopt these changes. Eviction is a traumatic experience that hurts our communities and disproportionately impacts poor renters of color, especially Black women and children. The current legal eviction process is unjust. The rights of tenants are routinely violated due to a lack of time, information, and legal representation. The court's changes do not go nearly far enough, but they give tenants more information and more time to pay or seek rental assistance. We are in an unprecedented rental housing crisis. I support the use of remote technology and pre-trials in eviction proceedings, and the requirement that landlords provide personal service if they want an immediate default judgment. I support the rule that grants a stay to tenants who are seeking rental assistance. I support MCR 4.201 (B)(3)(c) because landlords should be required to follow the law if they want to leverage the court to evict tenants. Disregard the landlord industry's extremely harmful comments; they have a powerful lobby that serves their investment interests, not the public's interest. Many of the Landlord's do not make repairs on major problems to their properties such as, electric problems, basement flooding, no heat, leaking roof, and pests problems to name a few. I have lived in these properties with such problems and the house me and family lived in burned up, we lost everything. Please adopt the proposed changes, and do everything else in your power to protect the rights and lives of tenants. Landlords and property management companies don't understand how it cost me and other tenants in Detroit. We pay for repairs and up keep to their properties and still pay them rent, until we are no longer able to do so.

Slowing down the process and providing adequate information to tenants can be incredibly impactful in efforts to help people remain housed and to collaboratively resolve an issue that may be identified in an eviction filing. While the Court's proposed changes would not significantly alter the legal eviction process, they would inform tenants of available housing resources and give them slightly more time to access their right to legal counsel and/or search for new housing. This could help tenants avoid possession judgments and bailiff evictions that cause harm to their families and communities, including [e.g., homelessness, trauma, job loss, overcrowding, destruction of personal property, a scarlet "E" on their record that perpetuates housing instability]. In nonpayment of rent cases, the rule changes would help tenants and landlords by building a little more time into the process to access rental assistance

These changes are well within the authority of the court to supervise the eviction court case process. They don't go as far as we believe Michigan law must go to make the eviction process fair for tenants or address the eviction crisis.

Evictions cause tremendous harm not only to the evicted families, but also the communities they live in. The proposed court rule changes may help reduce some of this harm. Please approve the proposed changes and take all actions within your power to protect the rights and lives of tenants.

Sincerely,
Carolyn Carter