

From: [Maya Pontón Aronoff](#)
To: [ADMcomment](#)
Subject: ADM File No. 2020-08
Date: Monday, October 31, 2022 10:46:07 PM

Dear Michigan Supreme Court,

I'm writing in support of the proposed changes to MCR 4.201 that the Supreme Court is considering, to protect renters like me and my neighbors from abuse by landlords. In general, the system is stacked against working class people who rent, and in favor of landlords--especially those who make owning property their career, and large corporations whose business model relies on raising rents and getting rid of "unattractive" tenants. The system of renting in Michigan is a perfect example of how much it costs to be poor, and is rife for opportunities for discrimination based on race, class, gender, ability, etc. Anything the Courts can do to give tenants a fighting chance to stay housed and advocate for themselves is a chance the Courts need to take.

To get more specific...

First, I strongly support the requirement that landlords show they are "in compliance with applicable state and local health and safety laws" while filing an eviction. I have witnessed so many tenants face retaliatory evictions, on bogus grounds, just because they brought health and safety issues to the landlord's attention. Rather than fix the issue, the landlords just try to evict. This would make it harder for landlords to engage in retaliatory evictions while they maintain unsafe properties.

I also think it's crucial that court summons to continue to contain information about housing assistance, for there to be pretrial hearings, and for there to be remote hearings. A lot of renters are working multiple jobs and may lack the time or transportation to go to court in person, especially if they're elderly, disabled, or caretaking for children. It stacks the deck against tenants, especially because wealthy landlords are very likely to be able to take the time to show up to court. I also approve of the change to stay proceedings if a tenant has applied for rental assistance--oftentimes, renters might not know about those opportunities until they get the court summons, because rarely are landlords sharing these opportunities for support to their tenants.

I believe Michigan needs to do everything in its power to prevent evictions due to poverty or retaliation, and make evictions as rare as possible. Eviction is traumatic for ANYONE--and especially the most vulnerable tenants who are going to face the most instability and difficulty finding housing, such as Black and brown communities facing racial discrimination, the formerly incarcerated, the elderly, the disabled, families with children. The list goes on. Once you are evicted it is SO much harder to find housing again. Evictions worsen the cycle of poverty and make it impossible for communities to grow and thrive in a positive direction.

Please do the right thing
Maya Aronoff