

Name: Kim Post

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Comment:

The impact of Administrative Order 2020-17 (AO 2020-17) has adversely impacted the residential rental industry in Michigan in a way that reduces the availability of affordable housing by allowing tenants to occupy property without paying rent for up to a year. We understand the Michigan Supreme Court wanted to show empathy to those who could not afford to pay rent due to hardships related to COVID-19, however residents have weaponized the new process to avoid their obligations to a contract they have with the property owner even when they have the means and ability to pay rent. The Court should not make AO 2020-17 permanent.

I am not a large operator with unlimited resources and a team of layers. I own a few rental properties and depend on rental income to feed my family. The proposed changes turn an eviction which already takes 3 months into a process that takes more than 9 months thus giving the tenant tools to continue to occupy my property without paying. Imagine allowing someone to live in your home for free or not receiving your paycheck for 9 months. I do not know that I will be able to continue to provide affordable housing if these changes are implemented.

The court should reject all proposed revisions as each one just allows the tenant to more delays and more time the property owner is denied access to our own property. The scales of justice are in favor of renters to the detriment of property owners. If Michigan wants to return affordable housing to the rental pool the Court should reject the proposed rules changes as quickly as possible.

Thank you