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Comment:

I noticed that the more recent comments are from people associated with the U of M Poverty Solutions team. These people are being told to support this and they are wrong. With these proposed rule changes to the eviction process it will hurt tenants, continue to raise rents, and create more homelessness. They are totally wrong to believe that slowing the eviction process will reduce homelessness and poverty. Look at the rents – they skyrocketed. This was because landlords got desperate trying to protect themselves due to covid moratoriums and the extended eviction processes. It is true. Don't believe that your rule changes help tenants – it most definitely hurts them.

These people commenting for the rule changes have no idea what the landlord tenant relationship is. Some of them I noticed are renters asked by members of the U of M Poverty Solutions team but they have no LT cases against them. They pay their rent on time. What do they know? On a daily basis, landlords deal with tenants that barely can pay their rent. They fall on hard times. Landlords have to know their lifestyle, weather they blow their money or are savers or normal people just trying to get by. The savers and normal people that fall on hard times, landlords give them breaks. Slowing evictions (with your proposed rule changes) forces landlords to raise rents, screen so intensely, that only perfect people will be allowed to rent nice homes.

Your eviction rules from AO 2020-17, and AO 2020-08 took every district court and slowed the eviction process from 1-2 months to 4-8 months. It did. Don't think it did not. This has forced landlords to raise rents to cover themselves. This forced landlords to screen so hard that any slip up a tenant may have had puts them on the reject list. In the past before covid, a landlord could take risks and accept people with court cases or other issues (LT cases, GC cases, suspended licenses, landlords that provide ledgers with missed rent). But now they have to be perfect.

The comments from people supporting your rule changes are from people who have no practical knowledge about renting to tenants.

Please listen to the majority of comments made – over 95% of them are against your rule changes. Just don't give them lip service and ask for comments to not take them into account.

Please

Do it to protect the tenants