

Name: Susan, Sprout Rentals

Date: 10/26/2022

ADM File Number: 2020-08

Comment:

RE: Proposed Amendments of Administrative Order 2020-17 and Rule 4.201 of the Michigan Court Rules

Dear Office of Administrative Counsel:

Many of those who have previously added reply comments about this proposal have captured my thoughts. I will not repeat them here but want to strongly reinforce that the impact adopting of Administrative Order 2020-17 (AO 2020-17) would adversely groups on both sides of a rental agreement and certainly have a negative impact on the rental industry in Michigan.

This proposal would:

1) hurt lawful upstanding citizens seeking fairly priced rental units in that business practices will need to change to mitigate against any increase in likelihood of a tenant. I can see a scenario where rental applicants who need a fresh start will be further marginalized because landlords will be disincented to give them a chance -- perceiving the risk to be too great.

2) put an undue burden on rental property owners (who are literally at the mercy of the tenants will need to increase rental prices to pad against potential loss of income and other costs associated with tenants who won't stand up to their obligation.

Both groups would be better served by rejecting the option to make AO 2020-17 permanent and instead follow the Summary Proceedings Act and Michigan Court Rules that have been in place prior to AO 2020-17. The prior process provided better balance of the landlord/tenant rights and avoids a new administrative burden on the courts and taxpayers.

I urge the Court to reject the proposed Amendments of Administrative Order 2020-17 and Rule 4.201 of the Michigan Court Rules.

Thank you for your consideration of these comments.