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Comment:

I support MCR 4.201(B)(3)(c) because landlords should be required to follow the law if they want to use the court to evict tenants. Tenants should not need to fear retaliatory eviction when requesting that a landlord make reasonable repairs to keep their property habitable and safe. Further, no one should be allowed to use the legal system to manipulate tenants into staying silent regarding repairs when landlords themselves are breaking laws requiring them to maintain the safety and habitability of their rentals.

Landlords should be required to swear in any complaint filed to evict a tenant that the property is in full compliance with the health and safety codes required for rental properties. To allow landlords to file complaints without doing so is to aid landlords in breaking the law at the expense of tenants who deserve safe and healthy housing.

I also support the use of remote technology in eviction proceedings to help make the judicial process more accessible for tenants. In-person hearings often present an added burden for the tenant as a lack of reliable transportation can create problems of accessibility.

Ultimately many of the changes that were made during the pandemic, though not perfect, went a long way toward ensuring that tenants had equal access to the judicial system rather than providing landlords with an advantage.

Please support the proposed Supreme Court changes to MCR 4.201.