

Name: Joe Lombardo

Date: 10/27/2022

ADM File Number: 2020-08

Comment:

It's not right to change landlord/tenant laws and specifically eviction law without working through the MI legislature, but without getting into the legal arguments about that I want to comment on the obvious unintended consequences of these changes.

When the eviction process for non-payment of rent is extended it ultimately adds to the affordable housing problem in our state. The costs are increased for the landlord and in many cases the damage and repair costs are higher in the home or unit. In many cases those costs are passed along to the next tenants needing affordable housing in the form of higher rents. In addition, the eviction delays are delaying the next tenant from moving in. Most properties have waiting lists of people needing affordable housing. People with the ability to pay rent and the need for housing are temporarily living in hotels or other short-term options waiting to move in.

In many cases we've had tenants move in paying the up front costs, then never making another payment because they know right now in MI its difficult and slow for a landlord to evict. In other cases, they indicate in court they are working to get assistance but don't cooperate with the process and they keep getting adjournments. Tenants are having a hard time getting back to paying the rent themselves instead of relying on the state or CERA funds even if they have the means to pay the rent.

The last thing a landlord wants is to evict a tenant but if rent is not paid we need to get back to the fair and efficient process we had in MI.