

Name: Steven Peery

Date: 10/29/2022

ADM File Number: 2020-08

Comment:

Dear Judge Boyd & Ms. Roth,

I am a landlord providing housing for families within the counties of Genesee, Lapeer and Tuscola. The temporary orders of AO 2020-17 that have been in place throughout the Covid19 pandemic have held the rental housing industry in jeopardy. While tenants have been granted stays in homes they are not paying rent for, the owners have not likewise been granted a stay from paying the mortgage, repairs, maintenance, insurance, property taxes and other expenses of these properties. The Federal programs put in place to assist with these financial matters have been slow to assist, if at all.

To continue these procedures, especially now that both the pandemic and the federal assistance are at an end, will only further hurt the housing providers, while giving the professional tenants a larger tool bag to gain free room and board. These proposed amendments will only further the peril the rental housing industry currently endures. This will ultimately result in the continued exiting of housing providers from the industry, resulting in a further shortage in the already significantly constrained rental housing market.

Please accept these comments in opposition to the proposed amendments to Michigan Court Rule 4.201 – ADM File No. 2020-08. Procedures utilized to address a once-in-a-hundred-years pandemic should not be made permanent. COVID-19 was a unique situation and required extraordinary measures. To make permanent the rules of justice designed to assist a public health crisis is neither appropriate nor does it further fair and efficient administration of justice. Rule 4.201 (B)(3)(c): A required affirmation of compliance with local and state health and safety laws in this rule conflicts with MCL 125.530. Rule 4.201 (G)(4): Non-Payment of Rent cases rarely go to a jury trial, so the proposed allowance for a defendant to wait until two days prior to the trial date to demand a jury trial will only provide for unnecessary delaying tactics and place a significant administrative burden on district courts. Rule 4.201 (G)(5)(a) and (b): The proposal to require personal service of process before a default judgement can be entered will further delay the court process. When you consider a defendant has already been provided with a written notice from the property owner, and the court has mailed the defendant a notice to appear, this proposal is completely unnecessary and does not advance the goal of ensuring the parties proper review of their claims. Rule 4.201 (G)(5)(d): The proposed rule change to require adjournment of the trial for at least 7 days infringes upon state law – specifically MCL 600.5735(2) – which requires landlord-tenant cases be set for trial no more than 10 days after summons. Rule 4.201: The current proposal treats termination of tenancy cases the same as non-payment of rent cases. This change would further delay court proceedings and add an administrative burden to already overburdened court administrative staff. Michigan Law separates these two types of cases for good reason and court rules should not attempt to change that. Rule 4.201 (I)(3): The addition of a 30-day stay of proceedings related to rental assistance application is simply unconstitutional. State law provides for recovery of possession due to nonpayment, and this requirement intrudes upon that pathway.

Thank you for your consideration of these comments.

Respectfully Submitted, Steven Peery, SP Rentals, LLC