

Name: Jeremy Hernandez-Hermann

Date: 10/28/2022

ADM File Number: 2020-08

Comment:

I support the changes to MCR 4.201, the eviction case court rule, that the Supreme Court has proposed. I am strongly encouraging you to adopt these changes. Since tenants are taken advantage of by a hostile housing system, I believe our state can do better to encourage tenants' well-being rather than landlords' financial interests.

The slumlord mentality serves as an illustration of how cost-cutting tactics to boost profits have included neglecting homes or using evictions to entice wealthier renters, while shutting out those who are less fortunate. In fact, residential landlords continue to struggle with the "profitability conundrum," or the issue of minimal earnings in comparison to the volume of necessary expenditures. However, the massive portfolio of properties that today's pension-fund or investment-banker landlords handle on allows them to tackle this issue through coordination and economies of scale.

The market has completely priced working-class people out, many of whom could have been homeowners in a previous generation. Therefore, the struggle for widespread affordable housing is intertwined with a larger issue, possibly the most important issue, regarding the kind of world we want to live in.

I believe with the following proposed changes are small and legislation will still benefit landlords by default; the reforms don't even begin to protect renters' rights or solve the epidemic of evictions. But these modifications will provide tenants more time, information, and power to make landlords more accountable for their actions. I hope the state I have been so proud to call my home for many years, will answer what calls for greater long-term thinking, and a massive shift in power towards the tenant.