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ADM File Number: 2020-08

Comment:

Office of Administrative Counsel

PO Box 30052

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RE: Proposed Amendments of Administrative Order 2020-17 and

Rule 4.201 of the Michigan Court Rules

Dear Office of Administrative Counsel:

I have been in the property management field for over 40 yrs. The last 2 have brought the most challenges. The court system while handling tenant /landlord cases followed the MCR rules and all parties had a fair opportunity to present their claims. Landlords could file their cases and them disposed of in a timely manor. Under the current court system and now multiple hearing system its putting a unfair burden on the landlords. Not only from the loss of rent but the added cost of legal fee's being charged to landlords. The Landlords are now faced with additional lawyer fee's along with extra months of lost income.

The courts already have court rules in place. These rules have provided a level playing field for all parties. The courts are creating a financial burden that will effect the whole rental industry. No other business are being asked to cover the cost of Covids effect on its market. The court system is not designed to solve a homeless problem that could arise. Landlords are still required to pay all of their bills ,taxes and services. The CERA program while designed to help has also added to the extra delay in due process that landlords receive. Most Cera payments have taken over 8 weeks to process if not longer. I'm sure for small private landlords the court changes will force them out of the housing market and larger landlords to rethink there operations and make changes that could result in major losses in the housing market. The tenant /landlord cases should be held under the MCR rules that are already in place. Please lets not change the system that has provided both parties with the best services.